

11 Housing

This Housing Element complies with both the letter and spirit of voter-approved Measure G. The General Plan takes advantage of infill opportunities while preserving the valued “quality of life” aspects of San Ramon. Existing housing characteristics are presented, and a moderated growth rate of one-half percent per year over the 20-year scope of this Plan is proposed. A central guiding theme used throughout preparation of the General Plan was “smart growth” development patterns, which focus on reuse and intensification of existing sites to provide expanded housing opportunities. A significant workforce housing supply is proposed to meet the City’s “fair share” of regional housing needs, primarily through redevelopment.

Building on a housing needs assessment and evaluation of the City’s housing programs, available land, and constraints on housing production, this document presents a comprehensive set of housing policies and programs. New initiatives proposed to address the housing crisis include an office-housing linkage fee, inclusionary zoning, public services employee housing program, senior housing opportunities, establishment of a Housing Advisory Committee, and an Affordable Housing Fair. Additionally, several infill sites have been identified for mixed use and high density housing development, as reflected in the Land Use Element of the General Plan.

The Housing Element is organized to address all of the topics required by the Government Code and State Housing Element guidelines. Specifically, the Element contains:

- population and employment trends,
- household characteristics,
- governmental and non-governmental constraints,
- special housing needs,
- opportunities for energy conservation,
- existing assisted housing developments,
- goals, policies, and quantified housing objectives, and
- a 5-year housing program (Government Code Section 65583).

This General Plan, by its very nature, expands upon the current opportunities for the provision of workforce housing by establishing an Urban Growth Boundary (UGB), encouraging a more compact urban form through increased densities and infill development, and designating mixed use centers that include a residential component. While other elements of the Plan will implement a range of the “smart growth” components, the Housing Element focuses specifically on what this means for the provision of workforce housing in San Ramon. This Element is integral to the overall General Plan and is therefore consistent with all other Plan elements.

The City will ensure consistency between the Housing Element and the General Plan over time because Measure G specifically provides authority for the City Council and Planning Commission to amend the General Plan with a 4/5ths vote. The mandated General Plan voter-review in 10 years will

provide an opportunity for a comprehensive update, but Measure G does provide for interim updates to ensure internal consistency and meet the requirements of State Planning Law for a current Housing Element.

REVIEW AND REVISIONS

During the course of preparing this Housing Element, the City conducted two separate conference calls with California Department of Housing and Community Development (HCD) staff to informally review the draft Element. Initial revisions were prepared in response to oral direction provided. Formal, written comments from HCD were received on October 5, 2001, after the City's General Plan Review Commission (GPRC) had taken final action on the General Plan Draft for Voter Review. The City submitted the adopted Housing Element for HCD review on July 16, 2002, which incorporated revisions to address comments identified in the October 5, 2001 letter. Upon the close of the 90-day review period for an adopted element, the City received additional comments from HCD on the adopted Element in a letter dated October 16, 2002.

This revised Housing Element responds to all of HCD's written comments, but its primary function is to clarify implementation of the Housing Programs. Sections 11.7-11.12 (containing the Housing Programs) are faithful to the policies developed by the GPRC, but include more detailed commentary on specific implementation responsibilities. Further analysis of governmental constraints to housing production and availability of financing resources are also included in this Housing Element revision.

PUBLIC OUTREACH

This Housing Element reflects broad community input and public participation. The General Plan Review Commission (GPRC) embodies a cross-section of San Ramon residents, many of which had a fresh perspective on housing issues. A discussion of public outreach and housing advocacy groups contacted during preparation of the Housing Element follows.

The Housing Subcommittee of the City's GPRC met approximately 10 times to discuss housing issues and programs. The Subcommittee meetings were noticed and open to the public. The following guest speakers gave presentations at Housing Subcommittee meetings:

- Marian Gushiken, Eden Housing
- Alex Amoroso, Association of Bay Area Governments
- Maurine Behrend, Interfaith Poverty Forum

The following housing advocacy groups/persons were also contacted for input on Housing Element issues:

- Betty Pagett, Ecumenical Association of Housing
- Shawn Heron, East Bay Housing Organizations
- Lydia Tan, Bridge Housing Corporation
- Resources for Community Development
- STAND Against Domestic Violence

- Allied Housing
- Tri-Valley Vision 2010
- Tri-Valley Affordable Housing Committee

Meetings of the GPRC at which housing policies were discussed were televised. A call-in cable TV show, hosted by Commissioners and broadcast on local Channel 30, provided another opportunity for community input to the General Plan Update process. Additionally, the following mailings and outreach informed residents of San Ramon about preparation of the General Plan and Housing Element:

- Three (3) General Plan Newsletters were mailed to all residents and interested parties.
- Four (4) Public Workshops - noticed by the Newsletter, ads in the newspaper, and mailings to interested parties.
- Notice of all Workshops, GPRC meetings, and Subcommittee meetings were posted on the City's website and posted in four (4) public places - Senior Center, Community Center, Library, and City Hall.
- All Workshops and GPRC meetings were tape delayed broadcast on local Channel 30.

11.1 HOUSING NEEDS ASSESSMENT

This section evaluates the existing housing needs within the City of San Ramon, consistent with the State's Housing Element guidelines. The purpose of this assessment is to provide an overview of demographic information and the housing market.

POPULATION

Since the late 1970s, the City of San Ramon has evolved rapidly from a bedroom community to a major employment center. As shown in Table 11.1-1, the City's population has expanded from 20,250 in 1980 to 45,900 in the year 2000, according to estimates by the Association of Bay Area Governments (ABAG). This represents an increase of 127 percent over the last 20 years. Conversely, Contra Costa County and the San Francisco Bay Area region each grew by a significantly lower proportion – 44 and 34 percent, respectively.

Table 11.1-1: ABAG Population Growth Trends in San Ramon, Contra Costa County and San Francisco Bay Area

	1980	1990	2000	Projected 2010	Projected 2020	Growth 1980-2000	Projected Growth 2000-2020
San Ramon							
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Contra Costa County							
Total Population	656,380	803,730	941,900	1,076,800	1,169,000	43%	24%
Growth (% per decade)	n/a	22	17	14	9		
San Francisco Bay Area							
Total Population	5,179,790	6,020,150	6,930,600	7,631,400	8,026,900	34%	16%
Growth (% per decade)	n/a	16	15	10	5		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

Source: ABAG Projections 2000.

Whereas ABAG projects the City's population growth to reach an estimated total of 80,700 in the year 2020 (76 percent increase), this General Plan projects a total of 96,020 residents at buildout (109 percent increase). San Ramon is characteristic of a newly emerging city whose population will expand due to its large employment base and the availability of vacant land, primarily in the eastern portions of the Planning Area. Selected development opportunities exist in the western portion of the City, along with the potential for infill redevelopment sites in the Crow Canyon Redevelopment Area.

Age and Race

Table 11.1-2 shows an estimated distribution of residents by age group within San Ramon. According to the 1990 Census, San Ramon's population is made up of about 30 percent minors under age 19. The estimated 7 percent seniors over age 60 constitute a significantly smaller proportion of elderly residents than throughout Contra Costa County (17 percent). The City's total workforce-age population (age 20-59) includes 22,650 residents.

According to the 2000 U.S. Census, San Ramon's population consists of 77 percent Whites, 15 percent Asians, and 2 percent African Americans. In comparison, residents of Contra Costa County are more racially diverse at 66 percent Whites, 11 percent Asians, and 9 percent African Americans.

Table 11.1-2: Age Distribution in San Ramon (1990)

<i>Age Group</i>	<i>Population</i>	<i>Percent of Total</i>
Less than 9 years	5,181	15
10 – 19 years	5,243	15
20 – 29 years	5,464	15
30 – 39 years	7,372	21
40 – 49 years	7,050	20
50 – 59 years	2,767	8
60 – 69 years	1,397	4
70 – 79 years	594	2
Greater than 80 years	235	1
Total	35,303	100

Source: 1990 U.S. Census.

The difference in residents of Hispanic Origin (7 percent in the City and 18 percent in the County) further shows that San Ramon's population is less diverse than that of the entire County.

Households

The number of households in San Ramon has increased at a faster rate than population during the last two decades. Table 11.1-3 illustrates household growth trends through the year 2020. The number of households within San Ramon has risen from 6,390 to 16,280 since 1980, an increase of 155 percent. By contrast, population growth was only 127 percent over the same time period.

The differences in growth rates are largely due to a decrease in household size. Average household size in 1980 was estimated at 3.16 persons per household; it is currently estimated to be an overall average of 2.81 persons per household.

San Ramon General Plan 2020
Housing Element – July, 2004

Table 11.1-3: Household Growth Trends in San Ramon

	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2010</i>	<i>2020</i>	<i>Growth 1980-2000</i>	<i>Growth 2000-2020</i>
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Growth (% per decade)	n/a	75	30	39	27		
Total Households ²	6,390	12,900	16,280 ²	22,220	28,410 ²	155%	75%
Growth (% per decade)	n/a	102	26	37	28		
Average Household Size	3.16	2.74	2.81	2.86	2.83		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG household projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element (2000 housing units estimated at 17,990, and 2020 housing units projected at 34,235).

Source: ABAG Projections 2000.

As shown in Table 11.1-4, the 1990 U.S. Census estimated that approximately 70 percent of San Ramon households were occupied by homeowners, while the remaining 30 percent were occupied by renters.

Table 11.1-4: Households by Tenure - 1990

	<i>Housing Units</i>	<i>Percent</i>
Households	12,850	100 %
Owner-occupied	8,880	69 %
Rental	3,960	31 %

Source: 1990 U.S. Census

INCOME AND HOUSING COSTS

Average household income in San Ramon is high. ABAG ranks the City seventh highest in mean household income out of 21 jurisdictions in Contra Costa County. Table 11.1-5 shows that ABAG estimates the City's mean (average) household income for the year 2000 to be \$102,300, as compared with the County-wide mean of \$79,000. Mean incomes for San Ramon households are projected to increase to \$152,000 by the year 2020.

Table 11.1-5: Mean Household Income Trends in San Ramon and Contra Costa County

	1990	2000	2010	2020
San Ramon	\$87,500	\$102,300	\$122,800	\$152,000
Growth (per decade)	n/a	17%	20%	24%
Contra Costa County	\$67,800	\$79,000	\$89,400	\$99,300
Growth (per decade)	n/a	17%	13%	11%

Note: Mean Household Income in constant 1995 dollars.

Source: ABAG Projections 2000

Housing Affordability

While household incomes have been rising steadily over the last 20 years, they have not kept pace with the rapidly escalating costs of housing. The maximum annual amount that each household can feasibly spend on housing costs (e.g., mortgage, rent, utilities) is 30 percent of the household annual income. Table 11.1-6 shows maximum housing costs distributed by income categories for Contra Costa County.

The income categories, as defined by the State Department of Community Development (HCD), include:

- **Very Low:** Those households with income less than 50 percent of the County's area median income.
- **Low:** Those households with income between 50 and 80 percent of the County's area median income.
- **Moderate:** Those households with income between 80 and 120 of the County's area median income.
- **Above Moderate:** Those households with income above 120 percent of the County's area median income.

Table 11.1-6: Maximum Monthly Housing Costs by Income Category for Contra Costa County (1998)

<i>Income Category</i>	<i>Annual Income¹</i>	<i>Maximum Monthly Housing Costs</i>
Very Low	< \$31,650	< \$791
Low	\$31,651 - \$50,640	\$791 - \$1,266
Moderate	\$50,641 - \$75,960	\$1,266 - \$1,899
Above Moderate	> \$75,961	> \$1,899

¹Based on Contra Costa County Area Median Income (AMI) of \$63,300.

Source: Dyett & Bhatia, ABAG Regional Housing Needs Determination 1999-2006.

Based on a review of home MLS sales for the last 12 months, the average single-family home price in San Ramon was \$646,000. Average rent of a three-bedroom apartment was \$2,400, which would require an annual income of \$96,000 (assuming 30 percent of income as affordable housing cost). The 1990 U.S. Census estimated that approximately 62 percent of Very Low and Low Income households were overpaying for housing costs, considering both owner-occupied and rental units (see Table 11.1-7). Additionally, 37 percent of Moderate and Above Moderate Income homeowners were overpaying on their mortgage. A total of 4,890 households in San Ramon were paying greater than 30 percent of their income toward housing costs in year 1990.

Table 11.1-7: Overpayment of Housing - 1990

	<i>Very Low & Low</i>	<i>Percent</i>	<i>Moderate & Above</i>	<i>Percent</i>	<i>Total</i>
Owner-occupied Units	1,651	100 %	6,531	100 %	8,182
Acceptable (<30% of Income)	624	38 %	4,104	63 %	4,728
Overpayment (>30% of Income)	1,027	62 %	2,427	37 %	3,454
Rental Units	2,183	100 %	1,716	100 %	3,899
Acceptable (<30% of Income)	823	38 %	1,642	96 %	2,465
Overpayment (>30% of Income)	1,360	62 %	74	4 %	1,434

Source: 1990 U.S. Census

EMPLOYMENT

Up until the early 1980's, the City of San Ramon was primarily a bedroom community for the major employment centers in the Bay Area: San Francisco, Oakland, and San Jose. The development of Bishop Ranch, beginning in 1981, has transformed the City into a significant regional employment center itself. The decade from 1980 to 1990 saw a 510 percent increase in jobs within the City.

San Ramon ranks first among all Contra Costa County jurisdictions in the absolute number of jobs projected by 2020. Table 11.1-8 illustrates employment trends projected by ABAG. According to these projections, San Ramon will add 22,390 new jobs in the next 20 years, which represents a 58 percent increase over the current estimated number of jobs.

Table 11.1-8: Employment Trends in San Ramon

	1980	1990	2000	2010	2020	Growth 1980-2000	Growth 2000-2020
Total Population ¹	20,250	35,400	45,900 ¹	63,700	80,700 ¹	127%	76%
Employed Residents	10,060	21,190	27,300	39,000	50,400	172%	85%
Total Jobs ²	5,330	32,490	38,580 ²	50,550	60,970 ²	624%	58%
Growth (% per decade)	n/a	510	19	31	21		
Jobs/Housing Ratio ³	0.53	1.53	1.41 ³	1.30	1.21 ³		

¹Note that ABAG population projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element

(2000 population estimated at 50,555, and 2020 population projected at 95,875).

²Note that ABAG employment projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element

(2000 jobs estimated at 41,445, and 2020 jobs projected at 59,000).

³Note that ABAG jobs/housing ratio projections for San Ramon (shown above) differ from the General Plan Buildout projections described in the Land Use Element

(2000 jobs/housing ratio estimated at 1.55, and 2020 jobs/housing ratio projected at 1.16).

Source: ABAG Projections 2000.

Jobs/Housing Balance

The jobs/housing ratio is a concept that correlates economic growth with the anticipated increase in demand for housing. The ratio actually compares the number of jobs available within the City to the number of employed residents living there. The trend since the mid-1980's, and development of Bishop Ranch, has been toward in-commuting. The current jobs/housing balance is estimated at 1.55, with more jobs than employed residents. However, as buildout under the General Plan will add more population than it will jobs, the jobs/housing ratio should fall to 1.16 by the year 2020.

LOCAL HOUSING SUPPLY

San Ramon's housing supply has grown very rapidly in the last two decades, much of it through annexation of development approved by the County. According to the 1990 U.S. Census, the vacancy rate for housing units in San Ramon was at an optimal 5 percent. Of all occupied units within San Ramon, approximately 70 percent (8,880 housing units) were owner-occupied and 30 percent (3,960 housing units) were rentals.

Household size in owner-occupied units was just over 3.0 in 1990, while rental households were significantly smaller (2.0). This is likely a result of parents with families choosing to become homeowners, while single residents or couples without children continue to rent.

Household Type

In 1990, the City's housing stock was dominated by families with children. As shown in Table 11.1-9, married-couple families constituted approximately 65 percent of total households within San Ramon, while female householders resided in 6 percent of the housing stock. Over 5,000 local households include children. Average family size, at 3.23 persons per family, was greater than average total household size, at 2.76 persons per household. This imbalance was likely due to 26 percent of City households made up of non-family persons, who tend to prefer fewer persons per household.

Table 11.1-9: Household Type in San Ramon (1990)

<i>Household Type</i>	<i>Population</i>	<i>Percent of Total Households</i>
Married Couple Families	8,270	65
<i>With Own Children</i>	<i>4,510</i>	<i>35</i>
Female Householders	790	6
<i>With Own Children</i>	<i>450</i>	<i>4</i>
Male Householders	360	3
<i>With Own Children</i>	<i>130</i>	<i>1</i>
Total Families	9,420	74
<i>With Own Children</i>	<i>5,100</i>	<i>40</i>
<i>Average Persons per Family</i>	<i>3.23</i>	
Non-family Households	3,390	26
Total Households	12,810	100
<i>Average Persons per Household</i>	<i>2.76¹</i>	

Note: Italicized categories are sub-categories.

¹1990 household size estimate varies slightly from that reported by ABAG in Table 11.1-3 (2.74 persons per household).

Source: 1990 U.S. Census (ABAG Data Center).

Age and Size

The housing stock in San Ramon is in extremely good condition, a reflection of its relative young age. Based on a total of 13,530 housing units recorded by the 1990 U.S. Census, less than one percent of the City's dwelling units were built before 1960. Approximately 52 percent of housing construction occurred in the 1980's, and the median year of construction for all housing units within San Ramon was 1981.

Table 11.1-10 shows the distribution of housing units by size of structure in San Ramon in 1990. A majority of the total housing units were single-family, 1 unit structures (74 percent). Approximately 64 percent of housing units in 1990 were single-family detached homes, with 10 percent single-family attached structures (for example, townhomes or duplexes). Approximately 16 percent of housing units were located within 5 to 19 unit (multi-family) structures. A majority of vacant units in 1990 were located within these 5 to 19 unit apartment structures. This is largely because multi-unit complexes are primarily rental units with higher turn-over rates.

Table 11.1-10: Housing Units by Size in San Ramon (1990)

	<i>Housing Units</i>	<i>Percent of Total</i>
1 Unit Structure	10,040	74
Detached	8,700	64
Attached	1,340	10
2 Unit Structure	20	0
3-4 Unit Structure	540	4
5-9 Unit Structure	1,100	8
10-19 Unit Structure	1,060	8
20-49 Unit Structure	290	2
50+ Unit Structure	420	3
Other (Houseboat, etc.)	70	1
Total	13,530	100
Median Units in Structure	1.67	

Source: 1990 U.S. Census (ABAG Data Center)

SPECIAL NEEDS GROUPS

To provide adequate housing for all people, the City must consider the housing needs of handicapped persons, female-headed households, large families, senior citizens, and the homeless. The shelter requirements for these special groups may point to the need for “accessible”, larger or smaller, secure, and/or affordable housing.¹

Overcrowding

Overcrowding reflects the inability of families to afford larger homes. Overcrowding is defined as more than one person per room in a housing unit. According to the 1990 U.S. Census, San Ramon contained 215 units with 1.01 or more persons per room. This constituted less than 0.02 percent of total occupied units within the City. Overcrowding of housing units is not a concern in San Ramon.

Persons with Disabilities

In San Ramon and elsewhere, persons with disabilities have a wide range of different housing needs, which vary depending on the type and severity of their disability as well as personal preference and lifestyle. Physical, mental and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. ‘Barrier-free design’ housing, accessibility modifications, proximity to services and transit, and group living opportunities represent some of the types of considerations and accommodations that are important in serving this need group.

The 1990 census indicated that approximately five percent of the City’s population of working age (16 years and over) had a work disability and two percent were not a part of the workforce. The 1990 U.S. Census also indicated that one percent of the City’s working population had a transportation problem. Updated figures from the 2000 census are not yet available. However, a straight line projection of 1990 Census data would result in an estimate of 4,800 disabled persons of working age in the year 2020 (total population 95,875).

Perhaps the most important factor in regard to planning for housing for persons with disabilities is that there are a wide range of different disabilities, and different people with the same ‘disability’ may have very different levels of functioning which affect their housing needs and choices. People with disabilities include parents who are raising families, teenagers who are members of large families, seniors living with their spouses or children, and young people who desire to live on their own, as only a few examples.

San Ramon’s housing policies, as embodied in this Housing Element, should promote barrier-free design in all housing so that people with disabilities have a similar range of housing choice as people without disabilities. The special housing needs of disabled persons include accessible housing units in close proximity to public services and commercial centers with special design features that alleviate the disability. State law requires that all rental apartments containing five or more units are

¹ The population estimates described in this section vary slightly from those stated earlier in the Housing Element because they are based on two distinct sources. Table 11.1-1, for example, uses ABAG Projections 2000 as an estimate of total 1990 population while the Special Needs Groups discussion is based on population projections published by the 1990 U.S Census.

made accessible to disabled persons. The City applies standard conditions of approval to residential development projects that reflect that mandate. This Housing Element also calls for the City to establish standards to ensure that housing in San Ramon is designed for those with special needs (see Policy 11.13-I-4).

San Ramon has undertaken a variety of programs in response to the housing needs of people with disabilities, including ensuring that developers of senior housing give special attention to the mobility limitations of seniors. All 120 units in Phase I and 40 units in Phase II of the Villa San Ramon project are wheelchair accessible and are equipped with grab bars in the bathrooms. The City provided financial assistance to facilitate the construction of this project.

As a recent example, the City Building & Safety Department provides assistance to complete rehabilitation work for single family properties and public facilities to install necessary accommodations, including installation of accessibility ramps and railings to meet handicapped accessibility.

The City also actively funds improvements to curbs and gutters to include wheelchair ramps and barrier-free design, and increase accessibility for disabled residents throughout the community. Approximately \$500,000 has been expended City wide to provide wheelchair ramps to meet accessibility standards.

Housing for people with HIV/AIDS is provided within the greater Contra Costa County area by the non-profit agency Shelter, Inc.

Transportation service for persons with disabilities is available through the County Connection Link, made available by the Central Contra Costa Transit Authority. Under this program, door-to-door, dial-a-ride para-transit services are offered to individuals with disabilities.

Independent Living Resource, an area non-profit organization, provides information, referral, attendant referral, advocacy, housing assistance and peer counseling to persons with disabilities. Independent Living Resource also offers advocacy services which aim to maintain or increase access to services, benefits, and other social services and advises clients regarding their rights under Section 504 of the Federal Rehabilitation act of 1972 for disabled individuals. Housing referral services are also provided to clients by maintaining a registry of accessible, adaptable, affordable apartments and houses. Offices are located in Antioch, Concord and Richmond.

Female-Headed Households

The 1990 U.S. Census showed that four percent of total households in San Ramon were headed by females with children under age 18. Female-headed households are considered a special needs group because of the higher incidence of poverty in these households than in all families. The U.S. Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is poor. In the year 2000, the estimated poverty threshold for a family of four was \$17,600.

Of the 788 female-headed households in 1990, five percent were below poverty level. Comparatively, only one percent of the total families in San Ramon were below poverty level. Female-headed households need housing affordable to Very Low Income families, in areas suitable

for child-rearing, and with access to transit networks, schools and parks, and daily services. Mixed use and infill development proposed within this General Plan should provide more affordable housing opportunities that meet the needs of female-headed households.

Large Families

In 1990, ten percent of the total number of households in San Ramon contained five or more people. Of these large households, approximately 94 percent were owner-occupied (see Table 11.1-11). In comparison, an estimated 89 percent of smaller households were occupied by homeowners.

Table 11.1-11: Large Households by Tenure - 1990

	<i>Family <4</i>	<i>Percent</i>	<i>Large Family</i>	<i>Percent</i>
Households	8,884	100%	3,961	100%
Owner-occupied	7,883	89%	3,722	94%
Rental	1,001	11%	239	6%

Source: 1990 U.S. Census

Applying a straight-line projection to the 1990 proportion of large households, there will be approximately 3,420 large families within San Ramon in the year 2020.

Finding rental housing with higher than average bedroom counts is a typical problem for large families, particularly those with lower income levels. In San Ramon, for example, large families are virtually excluded from apartments, as they are all one- and two-bedroom units. Policies in this Housing Element address provision of large, affordable housing units.

Senior Citizens

According to the 1990 U.S. Census, 4 percent of San Ramon's population was over age 65. However, the elderly suffer disproportionately from poverty: six percent of the population over 65 lived below the poverty level in 1990, compared to two percent of the population under 64.

As shown in Table 11.1-12, the 1990 U.S. Census estimated that approximately 82 percent of senior households are owner-occupied, and 18 percent are rentals. In comparison, over 30 percent of remaining households (headed by adults under 65 years) are rentals.

Table 11.1-12: Elderly Households by Tenure - 1990 Census

	<i>Householder 15-64 yrs</i>	<i>Percent</i>	<i>Householder >65 yrs</i>	<i>Percent</i>
Households	11,999	100%	846	100%
Owner-occupied	8,190	68%	694	82%
Rental	3,809	32%	152	18%

Source: 1990 U.S. Census

Senior citizens often have difficulty finding housing because of fixed incomes, limited mobility, and the need for relatively easy access to health and convenience services. The Section 8 waiting list administered by the County Housing Authority includes households looking for units in the San

Ramon area; in March 1990, 504 households were on the waiting list for one-bedroom units. Approximately 20 percent of these were elderly households. Proposed senior housing sites in this General Plan will further contribute to the affordable housing stock.

San Ramon currently has eleven licensed residential care facilities for the elderly which will accommodate non-ambulatory clients: Henrikson House, Villa San Ramon, Sunny Days Care Facility, Casa San Ramon, Evergreen Terrace, Crow Canyon RCFE, Merrill Gardens San Ramon, Villa Dublin #2 Care Home, Pine Valley Homes, Sunshine Care Home, and Twilight Home 2.

Homeless Persons

The 1990 Census documented 936 homeless persons countywide in 1990. The Contra Costa County Continuum of Care Plan 2001-2006 suggests that at least 14,700 people in Contra Costa County experience and episode of homelessness annually.

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult set of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients.

Homelessness in San Ramon, as in other communities, results from a combination of factors, including loss of employment, inability to find a job due to lack of skills, and high housing costs in comparison to incomes. For some, homelessness may also be the result of chronic health problems, physical disabilities, mental health disabilities, or substance abuse. While the specific nature of the factors causing homelessness may vary, there are typically three root causes:

- Lack of affordable housing
- Lack of access to affordable support services
- Low household incomes

Determining the extent of homelessness is always challenging. According to the Contra Costa County Social Services Department's Strategic Plan on Homelessness (November 1989):

“One major obstacle to efficient program development and planning is the lack of consistent statistical data. It is impossible to determine the extent of the need. All of the agencies working with the homeless keep some types of statistics, but the data is not uniform or reliable. Any real long-range planning would need to be based on reliable uniform data collected over time by all service providers.”

The Contra Costa Health Services Department's Homeless Programs Survey 2000 (April 2001) indicates that during the 1999/2000 fiscal year, 644 unduplicated individuals were served at the emergency shelter facilities at the emergency shelter facilities at Brookside and Central County, for a total of 42,392 bed nights.

Although specific data on homelessness is not available for San Ramon residents, the 1990 Census indicated that two percent, or 615 of San Ramon's 35,400 residents, were below the poverty line. An

extrapolation of that data to Census 2000 figures would indicate that an estimated 918 of the 45,900 residents residing in San Ramon during the year 2000 could be expected to be living below the poverty line. These residents are particularly at risk of becoming homeless as they are very likely to be overpaying in excess of 30 percent of their income for housing needs.

There are three major types of facilities that provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing:

- **Emergency Shelter** – A facility that provides overnight shelter and fulfills a client's basic needs (i.e. food, clothing, medical care) either on site or through off-site services. The permitted length of stay can vary from one day at a time to three months.
- **Transitional Housing** – A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation.
- **Permanent Housing** – Housing that is service-enriched and linked with on-going supportive services (on-site or off-site) allowing formerly homeless clients to live at the facility on an indefinite basis.

Although there are not any homeless shelters located within the City of San Ramon, there are various facilities located in Contra Costa County and the Tri-Valley area that are available to provide shelter for homeless individuals and families.

- Emergency Shelters – There are approximately 490 emergency shelter beds in Contra Costa County including the Battered Women's Shelter, Central County Shelter, Bay Area Rescue Mission, Valley Community Health, and the West County Emergency Homeless Facility.
- Transitional Housing – There are approximately 331 transitional housing units in Contra Costa County. The nearest transitional housing facilities are at Diablo Valley Ranch, Discovery House II, Mountain View House, and Sunrise House.
- Permanent Housing – There are approximately 71 units of permanent housing located County wide including Bellevue Hotel, Idaho Apartments, and San Joaquin Apartments.

In addition to the development of affordable housing, the City of San Ramon will amend the Zoning Ordinance to provide for homeless shelters and transitional housing as a conditional use in districts that are zoned for industrial and commercial uses (see Policy 11.10-I-8). The General Plan Land Use Diagram shows that industrial and commercial zones in San Ramon are generally centrally located with convenient access to needed services such as transportation, medical emergency centers, and shopping. Consistent with State law, no permits are required for State licensed residential care facilities serving six or fewer clients, located in residential areas. In addition, the City will continue to provide financial support, where feasible and appropriate, to private non-profit agencies or groups that provide emergency and/or transitional housing for the homeless.

Farm workers

San Ramon is an urbanized area of Contra Costa County and does not have any working farms. Thus, there is no demand for farm worker housing in the City.

ENERGY CONSERVATION

Conservation of energy has become an important issue in housing policy because of the rise in energy costs over the last few decades. The residential sector offers an opportunity to achieve energy savings through conservation measures, awareness, and the application of appropriate technology.

The City's Building and Safety Services Department enforces California's energy building code (Title 24) through its plan-checking process. These regulations establish minimum levels of wall, ceiling, and floor insulation, maximum glazing area, minimum glazing U-values, and air conditioner and water heating system efficiencies.

Energy conservation is also addressed through the City's environmental review process. The Negative Declaration or Environmental Impact Report for a development project identifies energy impacts and, if necessary, requires mitigation measures to be implemented to reduce energy consumption.

11.2 REGIONAL HOUSING NEEDS DETERMINATION

State law establishes that regional councils of government shall identify for each city and county its “fair share allocation” of its most recent Regional Housing Needs Determination in November 2000. In assessing regional housing needs, ABAG took into consideration several factors: market demand for housing, housing value trends and income/affordability analysis, employment opportunities, availability of suitable residential sites and public facilities, commuting patterns as they relate to the differences in job creation and labor supply, type and tenure of housing supply, and housing needs of farm workers. In turn, cities and counties must address these local shares of regional housing in their General Plan Housing Elements.

State law requires that regional housing needs allocations also consider the need for housing at all income levels. To promote a more equitable distribution of the regional needs, ABAG uses city, county, and Bay Area averages to determine the proportion of housing within each income level. Table 11.2-1 shows the distribution of housing needs by income level for selected jurisdictions within Contra Costa County. The income categories used are described in the discussion of Housing Affordability, above.

Table 11.2-1: Regional Housing Needs Determination, ABAG 1999-2006

<i>Jurisdiction</i>	<i>Projected Need</i>	<i>Income Distribution</i>				
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Average Annual Need</i>
Brentwood	4,073	906	476	958	1,733	543
Concord	2,319	453	273	606	987	309
Danville	1,110	140	88	216	666	148
Pittsburg	2,513	534	296	696	987	335
Richmond	2,603	673	314	670	946	347
San Ramon	4,447	599	372	984	2,492	593
Walnut Creek	1,653	289	195	418	751	220
Contra Costa County	34,710	6,683	3,782	8,596	15,649	4,628

Source: ABAG Regional Housing Needs Determination, 1999-2006 (Final Official Release 11-16-2000)

However, since 1999, San Ramon has developed Phase II of the Villa San Ramon project, which consists of eight housing units affordable to Very Low income households. Several housing developments marketed to Above Moderate income families have also been constructed since 1999. These housing units can therefore be subtracted from San Ramon’s Regional Housing Need Determination for 1999-2006 (see Table 11.2-2).

Villa San Ramon is an assisted living/congregate care facility financed with CHFA and RDA funds. Pursuant to CHFA requirements, 20 percent (eight) of the units in Phase II must be set aside as affordable to Very Low Income households for 30 years. The rent component of the monthly costs is restricted at levels established by CHFA. The affordable units must be occupied by income-qualified households. While the service component of the monthly costs is not regulated, CHFA reviews the operating budget annually to ensure total costs charged are reasonable.

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Table 11.2-2: Adjusted Housing Needs Determination, San Ramon

<i>San Ramon</i>	<i>Projected Need</i>	<i>Income Distribution</i>			
		<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>
ABAG Determination	4,447	599	372	984	2,492
Built Since 1999		8			1,050
Adjusted Determination	3,789	591	372	984	1,442

Source: ABAG Regional Housing Needs Determination, 1999-2006 (Final Official Release 11-16-2000), City of San Ramon, 2003.

11.3 LAND INVENTORY

This section describes existing residential development within the City and analyzes the amount of vacant land available for future housing development. Existing residential densities are used to determine projected housing units in the year 2020.

EXISTING RESIDENTIAL USES

Existing land uses and housing units are described by planning subarea (see Figure 4-2 in Land Use Element):

- **Bishop Ranch.** The Bishop Ranch subarea has established San Ramon as one of the major employment centers of the San Francisco Bay Area. Office, manufacturing and warehouse, retail, and commercial service uses total about 8.0 million square feet of floor space. The Central Park, San Ramon Community Center, San Ramon Public Library, Iron Horse Middle School, Marriott Hotel, and Shops at Bishop Ranch have been added to the subarea since the City was incorporated in July 1983. These facilities provide a central focus for the San Ramon community.
- **Bollinger Canyon.** The Bollinger Canyon subarea follows both sides of Bollinger Canyon Road into the Las Trampas Regional Wilderness boundaries. Bollinger Canyon is almost entirely outside City limits, and paralleled on both sides by steep slopes and high ridges. At present, there are approximately 120 homes in this subarea beyond City limits, almost all of which are on parcels of an acre or more, and many of which have equestrian facilities.
- **Crow Canyon.** This subarea includes three major retail centers and several architecturally significant office buildings, totaling roughly 4.8 million square feet of commercial, service, and office uses. Crow Canyon subarea also includes the highest number of sites the City considers to be underutilized. Recent residential developments, such as Promontory View, Deerwood Highlands, Cambrio, and Bollinger Crest, are contributing to the economic revitalization of the area. Approximately 1,780 housing units are existing or underway in Crow Canyon.
- **Dougherty Hills.** The primary land use in this subarea is residential, with 4,800 homes. The largest residential community is Canyon Lakes, which was constructed during the 1980s under the jurisdiction of Contra Costa County. Canyon Lakes includes a golf course, small retail shopping area, and wide array of contemporary housing design and architecture. The Dougherty Hills area offers diverse housing choices, from large homes on quarter-acre lots at Royal Ridge and Deer Ridge to luxury condominium and modern garden-style apartments in Canyon Lakes.
- **Dougherty Valley.** In 1994, San Ramon, Danville, and Contra Costa County agreed to allow initial development of up to 8,500 homes in this subarea, with development exceeding this limit to a maximum of 11,000 units following further traffic analysis. As of August 2000, two residential developments comprising 590 units were complete in Dougherty Valley: Bent Creek (450 units) and Old Ranch Estates (135 units). These projects are not part of the Settlement Agreement.

Gale Ranch Phase I (1,215 units) is the first Dougherty Valley project completed - and - annexed by the City of San Ramon effective 2002, as provided for in the Dougherty Valley Settlement Agreement. -. Gale Ranch Phase II (1,866 units) began construction in 2003 and 40 percent has been annexed by the City of San Ramon effective 2004. Gale Ranch Phase III (1,423 units) has

been recently approved by Contra Costa County and construction is expected to begin Spring 2004. Gale Ranch Phase IV (1,325 units) has not been submitted to Contra Costa County yet. Windemere Ranch Phase I (2,232 units) began construction in 2002 and has been annexed by the City of San Ramon effective 2004. Windemere Phase II (448 units) has been approved by Contra Costa County and construction began in 2003. Windemere Phases III-V (2,490 units) has been submitted to Contra Costa County for approval. The majority (80 percent) of these units will be completed by 2006.

Although Dougherty Valley is envisioned primarily as a residential area with neighborhoods organized around schools, parks, and creek corridors, a “Village Center” is planned at the confluence of the two branches of Alamo Creek, which will contain a 120,000 square-foot community college, 51,000 square feet of public facilities, 165,000 square feet of retail and 39,000 square feet of office space

- **Southern San Ramon.** The City’s initial residential development began during the mid-1960s in the Southern San Ramon subarea. During the 1970s and the early 1980s, neighborhoods spread northward to Montevideo Drive from the County line. Today, with approximately 7,280 residences, Southern San Ramon is a model suburban community of primarily single-family homes on parcels of 6,500 to 10,000 square feet that feature mature landscaping.
- **Twin Creeks.** Development in the Twin Creeks subarea began in 1969 and spread southward. Residential neighborhoods in this subarea are well established and attractive, yet diverse with respect to type of housing, densities and lot sizes. There are approximately 3,080 dwelling units, of which 77 percent are detached single-family homes on lots ranging from 5,000 to 10,000 square feet. The remaining 23 percent is comprised of townhouses, condominiums, and apartments. Two new neighborhood parks—Alta Mesa and San Catanio Creek (the Woodlot)—are scheduled for completion by years 2001 and 2003 respectively.
- **Westside.** The Westside subarea encompasses 3,300 acres of largely unincorporated open hillsides. In 1989, the City adopted a specific plan for the Westside. The area along San Ramon Valley Boulevard is designated primarily for residential development, with a neighborhood shopping center (Gateway Centre). Development south of Norris Canyon Road, outside of City limits, has been approved by Contra Costa County and will ultimately consist of 370 large lot homes ranging from a third of an acre to more than one acre in size. The balance of the site is to be maintained as open space, with recreational and fire trails connecting the open space and the developed areas. In all, approximately 1,290 units were included in the Westside Specific Plan. In order to ensure consistency with this General Plan, the Westside Specific Plan will be amended to establish a 1,310 unit limit (see Policy 4.7-I-7).
- **Tassajara Valley.** The Tassajara Valley is proposed as San Ramon’s newest planning subarea. This valley comprises approximately 4,900 acres located east of San Ramon. Currently, much of the land in the Valley is in agricultural use, such as spring pasture and livestock grazing, with a few orchards, small horse ranches, and five-acre ranchettes. Residential development is limited to approximately 220 rural residential units, most of which are clustered along Camino Tassajara and side roads. The majority of the land area is in private ownership.

Neighborhood Preservation Program

As of year 2001, the City of San Ramon Planning Department continually monitors the existing housing supply through the City's Neighborhood Preservation Program. A total of six housing units are currently being rehabilitated throughout the City, while none have been identified as needing replacement. The Neighborhood Preservation Program is expected to continue supporting rehabilitation of aging homes within the Southern San Ramon neighborhoods through the Housing Element timeframe. These single family homes are likely affordable to Moderate income households.

Assisted Housing Supply

According to the Tri-Valley Affordable Housing Committee's 1999 Directory of Assisted Housing and City staff, there are currently eight residential projects in San Ramon that provide affordable housing for local residents and workers (see Table 11.3-1). These assisted housing projects, a majority of which are located within the Crow Canyon Redevelopment Area, total 172 affordable housing units.

Table 11.3-1: City of San Ramon Affordable Rental Housing Agreements

<i>Project Name</i>	<i>Project Address</i>	<i>Very Low Income</i>	<i>Low Income</i>	<i>Moderate Income</i>	<i>Total Housing</i>	<i>Assistance Received</i>	<i>Affordability Period</i>
Bollinger Crest Apt.	400 Bollinger Crest	13		2	65	County Tax Exempt Bonds	2015
Cambrio Townhomes	Crow Canyon Road		2		85	City agreement	2013
Canyon Point	2000 Shoreline Drive			17	17	City agreement to be finalized	n/a
Cedar Pointe	125 Cedar Pointe Loop	12	38		248	County Section 8 & Tax Exempt Bonds	2008
Falcon Bridge	Dougherty Valley			256	256	none	2030
Park Place	255 Park Place	5	5	10		City agreement	2011
Promontory Point	1700 Promontory Terrace		36		712	City agreement	2005
Villa San Ramon (Congregate / Assisted Living)	9199 Fircrest Lane	32			160	CHFA 30yr.	Phase I: 2024 Phase II: 2030
Totals		62	81	285 -	1,579		

Source: Tri-Valley Affordable Housing Committee, 1999 Directory of Assisted Housing; City of San Ramon, Planning Department, May 2002.

Following is a detailed description of each assisted housing development:

1. *Bollinger Crest Apartments.* Bollinger Crest Apartments is a 65-unit multi-family property consisting of three buildings located at Deerfield Drive and Bollinger Canyon. The property was constructed in 1998 through assistance from the County and the City. Seven million dollars of Multi-Family Mortgage Revenue Bonds were provided by Contra Costa County, while the City of San Ramon provided a \$225,000 loan and a \$226,000 grant which was funded by developer's in-lieu fees. The County conducts annual monitoring of tenant compliance. The rental restrictions are for a 15 year period, and expire in 2015.
2. *Cambrio Townhomes (Porter Muir).* During 1998, in conjunction with the development of 85 townhomes in the Porter Muir subdivision, the City of San Ramon negotiated with Braddock & Logan for the development of 11 townhouse units for purchase by Very Low and Moderate income first-time homebuyers. In addition, as part of the Affordable Housing Agreement, two rental units were also negotiated for a 15-year term for occupancy by Low income households. The City of San Ramon provides a subsidy to keep the two rental units affordable for the 15 year term, which expires in 2013. The City monitors occupancy of rental units on an annual basis.
3. *Canyon Point (The Shores Apartments).* Essex Properties developed a 114-unit property located at 2000 Shoreline Drive. In 1999, the City of San Ramon negotiated with the Developer for the set-aside of 17 units for rental by qualified Moderate income households.
4. *Cedar Point.* Contra Costa County worked with the developer to provide County Tax Exempt Bond funding to construct 50 units of housing affordable to Very Low and Low income households, within the 248-unit complex. Section 8 rental assistance is also provided for thirteen Very Low income tenants.
5. *Falcon Bridge.* Contra Costa County worked with the developers of Dougherty Valley to provide 25% affordable housing. All of the units at Falcon Bridge are set-aside for occupancy by moderate income households for a 30 year period.
6. *Park Place Apartments.* In 1996, the City and Redevelopment Agency (RDA) entered into an affordable Housing Agreement with Braddock & Logan to set aside 10 affordable rental units on the 36-unit property for a 15-year term in exchange for fee reductions. Ten two-bedroom units are set aside for qualified Moderate income households; five two-bedroom units are set aside for Low income households; and five two-bedroom units are set aside for Very Low income households. The City monitors occupancy of the affordable rental units on an annual basis.
7. *Promontory Point Apartments.* Crow Canyon Developers provided 36 units of housing affordable to qualified Low income households, for a 10 year period which expires February 2005. The 20 one-bedroom and 16 two-bedroom units are disbursed throughout the property. The City monitors occupancy of the affordable rental units on an annual basis.
8. *Villa San Ramon Congregate Care & Assisted Living.* A 1989 agreement provides that Villa San Ramon set-aside 20 percent (24 units) of the 120 units constructed in Phase I for Very Low income seniors for congregate care living. Phase I of the project was completed and occupied in June 1992 through California Housing Finance Agency (CHFA) Bond financing, a CHFA loan, and an RDA loan and subsidy for each of the 24 affordable units. Phase II,

consisting of 40 total housing units, set-aside eight additional units for occupancy by Very Low income seniors for assisted living units. Phase II units are preserved for a 30- year period through CHFA and RDA loans and subsidies for each of the affordable units.

The affordable housing agreement with Promontory Point, providing for 36 housing units for occupancy by non-elderly low income households, is due to expire within this Housing Element timeframe. The City intends to enter into negotiations with the property-owner to extend the agreement in return for financial incentives, or to replace those units with affordable housing units at another site if an agreement cannot be reached. The anticipated cost of replacing these housing units through construction of 20 one-bedroom and 16 two-bedroom units is \$11,772,000, while continuing the rental subsidy only for these housing units is estimated at \$2,959,590 for a 15-year term.

Available public and non-profit organizations with the capacity to preserve assisted housing developments include Contra Costa County, State of California HCD, City of San Ramon, and various non-profit developers, including Eden Housing, Resources for Community Development, Ecumenical Homes, Mercy Housing, East Bay Housing Organization, and Bridge Housing Corporation. Financial resources available include City of San Ramon Redevelopment Agency Tax Increment Set-Aside monies, proposed in-lieu fees, linkage fees, and bond financing, as well as Federal CDBG, HOME, Section 8 rental assistance, and low income housing tax credits.

HOUSING DEVELOPMENT POTENTIAL

Based on acreage and proposed General Plan designations of vacant and underutilized parcels in San Ramon, it is possible to approximate future housing development potential. Table 11.3-2 tracks the existing, approved and underway, and additional potential units expected at General Plan buildout.

Table 11.3-2: Summary of Residential Development and Potential

<i>Subarea</i>	<i>Existing Housing Units</i>	<i>Approved, Underway, or Programmed Units¹</i>	<i>Additional Potential Units in General Plan Buildout</i>	<i>Total Existing, Approved, and Additional Housing Units</i>
Bishop Ranch	0	0	770	770
Bollinger Canyon	120	35	795	950
Crow Canyon	1,570	210	1,680	3,460
Dougherty Hills	4,800	115	0	4,915
Dougherty Valley	1,806	9,784	0	11,590
Southern San Ramon	7,280	45	570	7,945
Tassajara Valley	220	0	0	220
Twin Creeks	3,060	140	0	3,200
Westside	350	630	250	1,180
Planning Area	19,206	10,959	4,065	34,230

¹Includes development approved/underway by the City of San Ramon and Contra Costa County. Also includes the remaining programmed units under the 11,000 unit buildout in Dougherty Valley, as provided by the Settlement Agreement (8,500 units initially; an additional 2,500 units with mitigation of traffic impacts).

Source: City of San Ramon Planning Services Department; Dyett and Bhatia, 2001

There are currently 19,206 17,990 housing units within the San Ramon Planning Area, a majority of which are located in the Dougherty - and Southern San Ramon sub-areas. An additional - 10,959 housing units are approved, underway, or programmed in the City. Approximately 11,000 housing units are programmed for development within Dougherty Valley, per Settlement Agreement with Contra Costa County, the Town of Danville, and residential developers. These units will be annexed to the City as final maps and tax sharing agreements are approved as provided for in the Settlement Agreement. Upon approval by the County and after recordation of the final map, the City can petition to LAFCO for a boundary reorganization or annexation proceedings. Under this process, the County still functions as the approval and permitting agency throughout the entire development process until a certificate of occupancy is issued, at which point all land use authority shifts to the City. The City has already annexed all of phase one of Gale Ranch I, approx 660 acres and 1216 dwelling units. LAFCO recently approved the annexation for Gale Ranch II and Windemere I, approximately 747 acres and 2,831 dwelling units, and it is anticipated that these annexations will take effect in early 2004.

Overall, approximately 4,065 additional housing units could be built within the City, based on vacant land availability, redevelopment potential, and General Plan designations. The total number of existing, approved, and potential housing units in San Ramon is 34,230 at buildout of the General Plan.

OPPORTUNITY SITES

Table 11.3-3 and Figure 11-1 illustrate opportunity sites identified for development or redevelopment of housing. Sites providing the City with opportunities for housing construction total approximately 2,745 acres. Using average housing density assumptions, buildout of the General Plan projects approximately 5,262 single-family units and 9,802 multi-family and mixed-use units on these sites. Potential exists within these multi-family and mixed use projects for construction of significant workforce and senior housing supply, located near the City's shopping centers and transit lines.

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Table 11.3-3: Housing Opportunity Sites in San Ramon

<i>Site</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Total Housing (Average Density)</i>
A *	San Ramon Valley Blvd	Crow Canyon	Retail and Commercial Services - Auto-Oriented	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	7.7		97	97 (12.6 du/ac)
B *	Hooper Drive	Crow Canyon	Retail, Mixed Use, and Commercial Services - Auto-Oriented	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	4.8		61	61 (12.7 du/ac)
C *	Omega/Purdue	Crow Canyon	Commercial Services - Auto-Oriented	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	2.0		25	25 (12.5 du/ac)
D *	Omega/Beta	Crow Canyon	Shopping Center	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	2.7		35	35 (13.0 du/ac)
E *	Deerwood/Omega	Crow Canyon	Retail	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	2.7		34	34 (12.6 du/ac)
F *	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use, Civic and Institutional, Visitor Services, and Restaurants	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	9.1		115	115 (12.6 du/ac)
G *	Omega/Hooper	Crow Canyon	Mixed Use	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	0.6		8	8 (13.3 du/ac)

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Table 11.3-3: Housing Opportunity Sites in San Ramon

<i>Site</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Total Housing (Average Density)</i>
H *	Old Crow Canyon/Deerwood	Crow Canyon	Mixed Use	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	5.1		65	65 (12.8 du/ac)
I *	Deerwood/Omega	Crow Canyon	Office	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	1.3		17	17 (13.1 du/ac)
J *	Camino Ramon/Fostoria	Crow Canyon	Commercial Services - Auto-Oriented, Commercial Services - Other, and Civic and Institutional	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	12.7		161	161 (12.7 du/ac)
K	Norris Canyon/Alcosta	Crow Canyon	Office, Civic and Institutional, Heavy Industrial (outdoor facilities), and Wholesale, Warehouse, Storage	General Industrial and Service Commercial	Mixed Use	10.1		128	128 (12.7 du/ac)
L	Bollinger Canyon/Iron Horse	Bishop Ranch	Office	Administrative Office in a Height Overlay District	Mixed Use	14.3		181	181 (12.7 du/ac)
M*	Diablo Plaza 1	Crow Canyon	Commercial Services - Other, Commercial Services - Auto-Oriented, Shopping Center, Restaurants, Retail	Crow Canyon Redevelopment Area Conservation and Enhancement Program	Mixed Use	12.0		152	152 (12.7 du/ac)
N *	Diablo Plaza 2	Crow Canyon	Commercial Services - Other, Shopping Center	Community Commercial	Mixed Use	24.9		316	316 (12.7 du/ac)

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Table 11.3-3: Housing Opportunity Sites in San Ramon

<i>Site</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Total Housing (Average Density)</i>
O	Bishop Ranch Plaza	Bishop Ranch	Shopping Center	Community Commercial in a Height Overlay District	Mixed Use	19.8		251	251 (12.7 du/ac)
P	Marketplace	Southern San Ramon	Civic and Institutional, Shopping Center, Commercial Services - Auto-Oriented, Commercial Services - Other, and Mixed Use	Community Commercial and Public and Semi-Public	Mixed Use	26.0		330	330 (12.7 du/ac)
Q*	Country Club Village	Southern San Ramon	Shopping Center, Retail, and Commercial Services - Other	Community Commercial	Mixed Use	10.7		136	136 (12.7 du/ac)
R	Gateway	Westside	Shopping Center	Westside Specific Plan	Mixed Use	12.8		163	163 (12.7 du/ac)
S	Crow Canyon Commons	Crow Canyon	Shopping Center,	Community Commercial	Mixed Use	16.2		205	205 (12.7 du/ac)
T*	Alcosta/Stage Coach	Southern San Ramon	Commercial Services - Other and Office	Limited Office	Mixed Use	3.7		47	47 (12.7 du/ac)
U*	Alcosta/Kimball	Southern San Ramon	Commercial Services - Other	Community Commercial	Multi-Family VH	1.4		56	56 (40.0 du/ac)
V	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Hillside Residential	7.6	6		6 (0.8 du/ac)
W	Laborer's	Westside	Open Space/Agriculture	Westside Specific Plan	Single Family-Low	2.7	15		15 (5.6 du/ac)
X	Chu Residential	Bollinger Canyon	Open Space/Agriculture	(Pre) Rural Residential in a Resource Conservation Overlay District	Hillside Residential	15.4	40		40 (2.6 du/ac)

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Table 11.3-3: Housing Opportunity Sites in San Ramon

<i>Site</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Total Housing (Average Density)</i>
Y	Faria	Bollinger Canyon	Medium Density Residential and Open Space/Agriculture	(Pre) Agricultural in a Resource Conservation Overlay District	Multi-Family High	15.5		420	420 (27.1 du/ac)
Y	Faria	Bollinger Canyon	Medium Density Residential and Open Space/Agriculture	(Pre) Agricultural in a Resource Conservation Overlay District	Hillside Residential	26.4	48		48 (1.82 du/ac)
Y	Faria	Bollinger Canyon	Medium Density Residential and Open Space/Agriculture	(Pre) Agricultural in a Resource Conservation Overlay District	Medium Density	19.6	248		248 (12.7 du/ac)
Z	Geldermann	Westside	Open Space/Agriculture, Parks and Recreation?	Westside Specific Plan	Hillside Residential	105.0	66		66 (0.6 du/ac)
AA	Crow Canyon Commons Outlots	Crow Canyon	Commercial Services - Other and Restaurants	Community Commercial	Mixed Use	5.9		75	75 (12.7 du/ac)
BB	Bishop Ranch 11	Bishop Ranch	Office	Administrative Office in a Height Overlay District	Mixed Use	9.0		114	114 (12.7 du/ac)
CC	Bishop Ranch 12	Bishop Ranch	Office	Administrative Office	Mixed Use	5.6		71	71 (12.7 du/ac)
DD *	Toyota	Bishop Ranch	Office	Limited Industrial	Multi-Family VH	8.5		340	340 (40.0 du/ac)
EE	Central Bollinger Canyon	Bollinger Canyon	Rural Residential, Open Space/Agriculture, and Parks and Recreation	(Pre) Agricultural in a Resource Conservation Overlay District	Rural Conservation	184.6	37		37 (0.2 du/ac)
FF	Dougherty Valley	Dougherty Valley	Single Family High Density Residential, Multiple Family Low Density Residential	Dougherty Valley Specific Plan	Medium Density	866 -	151	4,713	4,864 (5.6 du/ac)

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Table 11.3-3: Housing Opportunity Sites in San Ramon

<i>Site</i>	<i>Location</i>	<i>Planning Subarea</i>	<i>Existing Land Use</i>	<i>Existing Zoning Designation</i>	<i>General Plan Designation</i>	<i>Total Acres</i>	<i>Single Family</i>	<i>Multi-Family</i>	<i>Total Housing (Average Density)</i>
FF	Dougherty Valley	Dougherty Valley	Multiple Family, High Density Residential	Dougherty Valley Specific Plan	Multiple Family - High Density	80.3		1,285	1,285 (16.0 du/ac)
FF	Dougherty Valley	Dougherty Valley	Single Family Medium Density Residential	Dougherty Valley Specific Plan	Single Family-Low Medium	1,148 -	4,651		4,651 (4.0 du/ac)
FF	Dougherty Valley	Dougherty Valley	Mixed Use, Commercial	Dougherty Valley Specific Plan	Mixed Use	44 -		200	200 (4.5 du/ac)
Grand Total Housing Opportunity Sites						2,745	5,262	9,802	15,064

Note:

* Asterisk denotes Priority Workforce Housing Opportunity Sites, per Quantified Objectives (Table 11.7-1).

Figure 11-1: Housing Opportunity Sites

DEVELOPMENT POTENTIAL ON OPPORTUNITY SITES BY INCOME AFFORDABILITY BASED ON DENSITY

State law requires that the City demonstrate an adequate supply of land with *appropriate development standards and densities to facilitate and encourage* the development of housing that meets the City's RHNA. As shown in Table 11.3-3, development on opportunity housing sites can yield 15,064 additional units. Based on average density assumptions and associated development standards, the majority (8,462 units or 56 percent) of the potential units on the opportunity sites will be affordable to Above Moderate Income households. Most Mixed Use sites and 248 units on Site Y will be developed at an average density of 12.7 units per acre. With this density and the incentives offered for mixed-use developments, housing affordable to Moderate Income households can be facilitated. Incentives available to mixed use developments include financial support from the RDA Tax Increment Affordable Housing Fund and Office Housing Linkage Program, and efficient parking use. Furthermore, redevelopment inclusionary housing policy would require 15 percent of the housing developed on these Mixed Use sites (all within the redevelopment project area) be affordable to lower and moderate income households. Specifically, 40 percent of the affordable units must be affordable to very low income households.

In addition, Sites U and DD are designated Multifamily Residential - Very High Density, offering a permitted density range of 30 to 50 units per acre. This new General Plan designation was created to facilitate affordable housing for lower income households. The City has initiated a comprehensive update of the Zoning Ordinance; future work will include drafting regulations for a new Multiple Family Residential-Very High Density district (30-50 units per acre). The Zoning Map is being amended to implement the adopted General Plan Land Use designations.

Table 11.3-4 summarizes development potential on these opportunity sites by income affordability. Based on density and development standards, the City has adequate sites to facilitate the development of housing units to meet the remaining RHNA by income category (591 Very Low Income, 372 Low Income, 984 Moderate Income, and 1,442 Above Moderate Income units).

Dougherty Valley is identified separately due to the specific terms of the Settlement Agreement. Site FF is Dougherty Valley, which provides for the development of 11,000 housing units. The Settlement Agreement specifies that 25 percent of these units must be affordable to Very Low, Low, and Moderate Income households as follows:

- 275 Very Low Income (10% of 25%)
- 688 Low Income (25% of 25%)
- 1,788 Moderate Income (65% of 25%)

Table 11.3-4: Development Potential on Opportunity Sites by Income Affordability based on Density and Development Standards

<i>GP</i>	<i>Acres</i>	<i>Unit Type</i>		<i>Income Affordability</i>				<i>Total</i>
		<i>SF</i>	<i>MF</i>	<i>VL</i>	<i>L</i>	<i>M</i>	<i>AM</i>	
Dougherty Valley	2,104 -	4,802	6,198	275	688	1,788	8,250	11,000
Rural	184.6	37					37	37
Hillside	154.4	160					160	160
Single-Family – Low Medium	2.7	15					15	15
Single-Family – Medium	19.6	248				248		248
Mixed Use	219.7		2,787			2,787		2,787
Multifamily – High	15.5		420	420				420
Multifamily – Very High	9.9		396	396				396
Total	2,745.1	5,262	9,802	1,091	688	3,283	8,462	15,064

AFFORDABLE UNITS COMPLETED OR UNDER CONSTRUCTION IN DOUGHERTY VALLEY

The City is committed to pursuing and facilitate housing opportunities for all income segments of the community. A number of housing developments with affordable units have been completed or are currently under construction in Dougherty Valley as of October 2003. These include:

- Falcon Bridge (Gale Ranch 1) – 256 Moderate Income apartments (completed and annexed in 2002)
- Cornerstone (Gale Ranch 2) – 49 Very Low Income, 115 Low Income, and 102 Moderate Income apartments
- Renaissance (Gale Ranch 2) – 105 Moderate Income townhomes
- Branch Creek Place (Windemere 1) – 250 Moderate Income apartments (approved January 2003)
- Branch Creek Vista (Windemere 1) – 400 Moderate Income apartments (approved January 2003)
- Creekview (Windemere 1) – 350 Very Low Income apartments (approve May 2003)

Very Low and Low Income rental units must remain affordable for a minimum of 30 years and Moderate Income rental units must remain affordable for 20 years if no public subsidies are involved and a minimum of 30 years if public subsidies are used. The length of affordability control is determined by the funding sources involved. Combined, these projects provide for 399 Very Low Income units, 115 Low Income units, and 1,113 Moderate Income units, already fulfilling the majority of the remaining RHNA for affordable units. As demonstrated by these projects, the City has been successful in implementing Policy 11.9-I.14, working with Dougherty Valley developers to provide very low income affordable housing opportunities beyond the requirements of the Settlement Agreement.

PIPELINE PROJECTS

Several development proposals in the pipeline also include some affordable housing components, further enhancing the City's ability to provide affordable housing opportunities:

- Faria Ranch (not identified as Opportunity Site) – A developer is proposing to develop 894 housing units on a 274-acre site at the northwest corner of San Ramon:
 - 200 low-density single-family homes (5 units/acre) with 50 units affordable to Moderate Income households
 - 200 higher density single-family homes (14 units/acre) with 32 units affordable to Moderate Income households
 - 325 apartment units (24 units/acre) with 65 units affordable to Very Low Income and 22 units affordable to Low Income households
 - 75 flat units as senior housing (40 units/acre) with 7 units affordable to Very Low Income and 30 units affordable Low Income households
- Old Mill (identified as Opportunity Site) – A 6.14-acre site within the Crow Canyon Redevelopment Area is proposed for the construction of 68 single-family homes includes 10 secondary units to be deed-restricted as rental affordable to Very Low Income households.
- Church on the Hill (not identified as Opportunity Site) – This site is proposed for the Valley Vista Senior Village Apartments (part of the 16.2-acre church complex). A total of 105 senior rental housing units are proposed, with 20 percent of the units set aside as housing affordable to Very Low Income seniors.
- Deerwood Drive and Omega (not identified as Opportunity Site) – This City-owned parcel will be used as a demonstration site the development of a residential/retail mixed use project with 80 affordable housing units.

The City will actively pursue affordable housing opportunities on Opportunity Sites as well as other sites that become available.

INCLUSIONARY HOUSING UNITS ON OPPORTUNITY SITES

The affordability of future units on the opportunity sites can be examined in further detail. Policy 11.9-I-2 requires residential development of more than 10 units to provide 25 percent of the units as Below Market Rate (BMR) units, with an affordability control of 50 years. The BMR units are required to demonstrate the following distribution of income affordability:

- 20 percent Very Low Income
- 30 percent Low Income
- 50 percent Moderate Income

INFRASTRUCTURE AVAILABILITY

The City's General Fund is spent on general government, community development, public works, police protection, parks, and community services. According to the Fiscal Impact Analysis prepared for the San Ramon General Plan (Mundie & Associates, March 2001), revenues generated by new development under the General Plan will be sufficient to cover the costs of providing General Fund services. General Fund surpluses are expected to increase through year 2020, as are City Reserves.

General Plan policies ensure preparation of infrastructure programs for concurrency between new development and system improvements, and performance standards require written verification by service providers that adequate infrastructure quantity and quality will be available to serve new projects. According to the Draft Environmental Impact Report prepared for the San Ramon General Plan (Dyett & Bhatia, July 2001), water, wastewater, and solid waste capacity will be adequate to meet the needs of new development under the General Plan.

11.4 FINANCING RESOURCES

Below is a discussion of some of the financial resources and affordable housing development strategies that the City of San Ramon may utilize to implement this Housing Element.

AFFORDABLE HOUSING DEVELOPERS

The Bay Area is fortunate to have a large number of successful non-profit and for-profit housing developers who have produced thousands of high-quality, well-managed affordable housing projects for Very Low, Low, and Moderate income households over the past twenty years. Collectively, they have produced multi-family developments, single family developments, rental and ownership opportunities, sweat-equity developments, mixed income projects, mixed use developments, and housing that is specifically designed to meet the needs of seniors, disabled persons, farm workers, female-headed households, people with substance abuse problems, and/or homeless persons. By way of example, Bridge Housing Corporation alone has built over 9,500 homes since 1981; 2,700 in the last year alone.

The City solicits, evaluates, and utilizes the expertise of the affordable housing development community to achieve its goals for affordable workforce and special needs housing through a Request for Qualifications (RFQ) process (see Policy 11.9-I-12).

The Nonprofit Housing Association of Northern California (NPH) serves as a local networking agency, advocacy group, and resource organization for affordable housing developers in the Bay Area and northern California. Active affordable housing developers in surrounding communities in recent years include Resources for Community Development, Habitat for Humanity, Eden Housing, East Bay Housing Organizations, Ecumenical Association for Housing, and BRIDGE Housing Corporation.

PRIVATE FOR-PROFIT AND NON-PROFIT LENDERS AND INTERMEDIARIES

Access to reasonably priced and flexibly underwritten capital is essential to the construction and rehabilitation of affordable housing. The perceived risks surrounding an affordable or mixed income housing project can drive up the cost of funds and create restrictions on the use of funds that are incompatible with the needs of affordable housing developers. As a result, financing for affordable housing is often created through a partnership of lenders, governmental agencies, and for-profit and non-profit developers.

To improve access to capital and reduce the risks associated with affordable housing developments, a variety of non-profit lending corporations and related governmental programs have emerged. Non-profit lending corporations specialize in the business of providing funding for affordable housing, including both lending their own funds, and packaging loans for institutions that are less familiar with the specialty of lending for Low income housing. In addition, non-profit lenders provide technical assistance to parties interested in producing housing, and promote the message that lending on low-income projects need not be a risky business.

Active non-profit lenders in the Bay Area include the Low Income Housing Fund (LIHF) of San Francisco, the Association of Bay Area Government's financial services division, Community

Economics Inc., The Development Fund, Enterprise Social Investment Corporation, and the Northern California Community Loan Fund.

Commercial lending organizations also play an important role in supporting affordable housing development initiatives, as they must comply with the equal lending provisions of the federal Community Reinvestment Act (CRA). The CRA directs the Department of the Treasury, the Federal Reserve System, the Federal Deposit Insurance Corporation, and the Federal Home Loan Bank Board to encourage and assist the institutions they regulate to meet the credit needs of their communities. These agencies must assess the records of their member institutions when evaluating applications for a charter, deposit insurance, branch relocation, merger, or other regulated transaction. As a result of the CRA, many major financial institutions have elected to actively participate in funding Low and Moderate income housing projects developed by non-profit corporations.

The California Community Reinvestment Corporation is a nonprofit, multi-bank consortium that helps financial institutions meet the requirements of the CRA by providing long-term financing for affordable housing. The California Reinvestment Committee in San Francisco also provides technical assistance related to CRA issues and compliance.

FEDERAL, STATE AND LOCAL RESOURCES FOR HOUSING PRODUCTION

There are a wide variety of resources provided through federal, state, and local programs to support affordable housing development and related programs and services. While the list that follows may seem impressive (and certainly the variety of programs is considerable), it is essential to note that the availability of funding through these programs is inadequate compared to the need that exists. As a result, there is considerable competition for the program funds that are available, and any one development will need to draw upon multiple resources to be financially feasible.

Local government resources, which have historically played a less important role in supporting housing development, now play a fairly significant role by making local developments more competitive for federal and state financing. When developments are able to demonstrate a financial commitment and contribution from local sources – especially if coupled with regulatory support through policies such as fast-track processing and/or density bonuses – they are better able to leverage funding from other 'outside' sources.

Federal Resources

Federal housing assistance takes many forms. Federal programs often change in terms of program details, application procedures, and amount of subsidy dollars available. Some of the largest programs, based on current funding levels, include:

Community Development Block Grant Program (CDBG). CDBG is the largest federal housing-related program for affordable housing. It is a "pass-through" program that allows local governments to use federal funds to alleviate poverty and blight. Cities with populations of over 50,000 receive CDBG funds directly from HUD, while smaller cities usually use county-administered CDBG funds. HUD makes allocations based on a formula that takes population, poverty, and housing distress into account. CDBG funds are used for a variety of housing efforts including activities aimed at reducing costs for private development (helping fund site acquisition, improvement, and other soft costs);

housing acquisition and rehabilitation through short and long-term loans, grants or loan guarantees; direct payment of rent or mortgage and housing counseling services; and fair housing activities. CDBG funds are best used in combination with other subsidy sources or to provide pre-development funding to initiate housing development.

Once San Ramon achieves a population of 50,000 and is accepted by HUD as an entitlement community, CDBG funds will be provided directly to the City on an annual basis. Until that time, CDBG funds are administered and allocated by Contra Costa County to fund program and service priorities that are established and implemented through the 5-Year Contra Costa County Consolidated Plan. The County receives an allocation of \$4 million, of which 50 percent is targeted for housing. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including CDBG) for the production of affordable housing.

HOME Investment Partnership Act. HOME, like CDBG, is a formula-based block grant program. HOME funds must be spent only on housing, and are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and home ownership. HOME requires local governments to provide matching funds, though the matching ratio depends on the specific uses to which HOME funds are to be put. The federal-to-local matching ratio for tenant assistance is currently 4-to-1, while the match for rental construction is 2-to-1.

HOME funds in San Ramon, like CDBG funding, are applied for and allocated on a competitive basis. The current annual budget for HOME funds is \$2.9 million for Contra Costa County. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including HOME) for the production of affordable housing.

Section 8 Rental Assistance. Section 8 is rental assistance provided to a household which bridges the gap between 30 percent of the household's gross monthly income and the fair market rent of a unit. For example, an elderly senior has \$1,500 of monthly fixed income. Fair market rent at an apartment building is \$1,000 for a one-bedroom unit. Based upon 30 percent affordability, the senior can afford \$500. The Section 8 program would pay the gap difference of \$500. Although this long-standing federal assistance program is not expected to increase in size or scope, it remains an important program for affordable housing by helping to balance household income and housing costs.

Section 8 assistance in San Ramon is administered by the Contra Costa County Housing Authority. Cedar Point Apartments, located in San Ramon, has an allocation of Section 8 rental assistance for thirteen Very Low Income units.

Low Income Housing Tax Credits (LIHTC). The LIHTC program is a large federal and state housing subsidy program that provides substantial financing for the development of affordable housing. It provides tax credits to the private sector for the construction or acquisition and rehabilitation of affordable rental housing. These tax credits are crucial to the success of affordable housing developers, who sell credits directly to corporations and private investors or receive the equity from investment entities making tax credits available.

To be eligible for a tax credit, 20 percent of the units in a housing project must rent to Very Low income households (earning less than 50 percent of the area median income), or 40 percent of the units must rent to households earning less than 60 percent of the area median income. California law also requires that developments retain these levels of affordability for at least 55 years.

Both federal and state tax credit programs are administered by the State Treasurer's Office through the California Tax Credit Allocation Committee (TCAC), which allocates the available credits to projects statewide. TCAC administers two LIHTC programs: the 9 percent (for projects with no federal subsidy) and the 4 percent (for projects with federal subsidies and more than 50 percent of financing through tax-exempt bonds) credit programs. The 9 percent credit program, which has limited funds and is highly competitive, awards credits on a combination of formula and competition so that those meeting the highest housing priorities have first access to credits. The 4 percent program has no funding limit, but is available only to projects that have an allocation of Mortgage Revenue Bonds. It also has limited funds, but is less competitive than the 9 percent program. Generally, the maximum credit allocation is the amount needed to fill the financing shortfall.

To be successful, tax credit projects require an additional subsidy which can include no-cost or low-cost land, local government contributions, density bonuses, and/or other concessions. While the utilization of tax credits depends primarily on the project's developer, local government must work with the developer to identify other strategies and subsidy sources that are appropriate with tax credits. Collaboration between the developer and the local government, often with the help of a professional specializing in tax credits and other financial tools, is the key to a successful tax credits program. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including tax credits) for the production of affordable housing.

State Resources

State agencies play an important role in providing housing assistance by allocating federal housing funds and/or making loans available to affordable housing developments. The three principal agencies involved are the State Treasurer's Office, the California Housing Finance Agency (CHFA), and the California Department of Housing and Community Development (HCD).

Programs for housing assistance change frequently and detailed descriptions of programs, application procedures, and amounts of subsidy available are provided by the concerned agencies. The major sources of State housing assistance include:

California Debt Limit Allocation Committee (CDLAC). CDLAC, an agency within the Treasurer's Office, is responsible for overseeing private bond issuance. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including bonds) for the production of affordable housing.

California Tax Credit Allocation Committee (CTCAC). CTAC, also an agency within the Treasurer's Office, is responsible for allocating federal and state tax credits that are crucial to the construction and rehabilitation of affordable housing developments. See the discussion of Low Income Housing Tax Credits on the preceding page.

California Housing Finance Agency (CHFA). CHFA offers a variety of programs to fund new construction and resale of single-family housing for first-time homebuyers. The 501(c)(3) Preservation Mortgage Program, for example, allows the mortgage to be used as acquisition financing for projects that employ tax-exempt bonds and tax credits. CHFA also subsidizes certain projects through its Housing Assistance Trust, a flexible source of state funds that can offer deferred loans to cover negative cash flows in projects where at least half of the units are for Low income households. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including CHFA funds) for the production of affordable housing.

California Housing and Community Development (HCD) Department. SBI227 Burton Housing Bond Bill passes this spring. Approximately 2.1 billion dollars will be made available for assisting the construction of new rental housing, down payment assistance programs, farm worker housing, code enforcement, and local government incentives. Housing Element Policy 11.9-I-11 directs the City (Economic Development Department) to continue applying for available Federal and State funds (including HCD funds) for the production of affordable housing.

Local Resources

As noted in the introduction to this section, local government resources play an increasingly significant role in housing production by matching federal and state financing. When developments are able to demonstrate a financial commitment and contribution from local sources, they are better able to leverage funding from other “outside” sources. Following are some of the local resources that are currently being put to use in San Ramon in the support of affordable housing initiatives:

Redevelopment Funds and Programs. The San Ramon Redevelopment Agency (RDA) sets aside 20 percent of the tax increment revenues to use for affordable housing. “Tax increment funds” are created through the increased property tax revenues generated as the result of initial public investment in the redevelopment area, which in turn result in new private investment in the area. Redevelopment law also authorizes the acquisition and assembly of land for redevelopment purposes, which can include the construction of new housing, the provision of low- or no-cost land subsidies for affordable housing, or other forms of assistance in the preservation and upgrading of the redevelopment project area.

Redevelopment law also enables the RDA to issue tax allocation bonds and loans to generate revenues for implementing redevelopment plans. This includes land acquisition and financing for the construction of new housing or rehabilitation of existing units. The RDA can also negotiate purchases. At least six percent of new or rehabilitated housing in a redevelopment project must be affordable to Low income households; another nine percent must be affordable to Moderate income households (for a total inclusionary housing requirement of 15 percent).

Low-Moderate Income Housing Fund. The San Ramon Redevelopment Agency currently has \$2.4 million in its Low-Moderate Income Housing Fund. This amount is expected to increase to an estimated total of \$7.5 to \$8 million by the year 2006. Over the past 6 years, a majority of the Housing Fund was spent on housing subsidies for the Villa San Ramon senior housing development. Detailed descriptions of proposed uses and/or programs funded by the Low-Moderate Income Housing Fund during this Housing Element timeframe follow:

1. Create a Housing Advisory Committee to provide on-going review and support of the goals, policies, and implementation of the Housing Element. (see Policy 11.8-I-2)
2. Support the development of affordable housing by non-profit and for-profit developers through financial assistance and/or use of regulatory incentives such as density bonuses (high to medium) and parking reductions. Provide financial assistance in the form of loans and grants for non-profit and for-profit development of Very Low, Low and Moderate income ownership and rental housing. (see Policies 11.9-I-5, 11.9-I-6, 11.9-I-8, 11.9-I-11, and 11.9-I-12)
3. Promote mixed-use development where housing is located close to services, shopping and transportation. Refer commercial project developers to successful housing developers in the early stages of review to encourage collaboration on an integrated mixed use approach. Consider various incentives when mixed use developments integrate an affordable housing component. (see Policy 11.10-I-4)
4. Develop a comprehensive strategy to facilitate infill residential development on vacant or underutilized sites to provide for the development of affordable housing. Complete an inventory and provide a listing of potential sites to affordable and special needs housing providers that would be viable locations for the development of affordable Very Low, Low and Moderate income housing. (see Housing Element Section 11.2: Land Inventory)
5. Assist the Planning Services Department in the Identification of adequate sites and through appropriate land use and zoning designations to accommodate the development of housing to meet the City's fair share allocation of the ABAG regional housing needs determination. (see Housing Element Section 11.2: Land Inventory)
6. Increase homeownership opportunities for low and moderate income households. Work with the Contra Costa County Mortgage Credit Certificate Program, State of California financing programs, and RDA 20 percent set-aside funds to facilitate homebuyer opportunities for low and moderate income households. (see Policies 11.9-I-7, 11.10-I-1, and 11.10-I-5)
7. Research partnership opportunities with Tri-Valley communities and businesses to form a Housing Trust Fund to raise equity capital to facilitate the development of affordable housing. (see Policy 11.10-I-9)
8. Conserve and improve existing housing and residential neighborhoods. Provide loan and/or grant assistance to eligible households demonstrating inability to maintain the physical condition their primary residences. (see Policies 11.12-I-1 and 11.12-I-2)
9. Preserve the existing affordable housing stock. Work with existing providers of affordable housing to extend the term of expiring affordable housing contracts. (see Policy 11.9-I-10)

10. Require that all affordable multi-family and homeowner housing subsidized by RDA finding contains provisions that assure long term affordability in compliance with Community Development law. (see Policy 11.9-I-9)
11. Support the development and operation of Contra Costa County homeless and transitional facilities. Redevelopment monies cannot be utilized to directly fund homeless shelters, but the City can provide General Fund and supportive assistance for these services. (see Policy 11.13-I-3)
12. Develop an implementation strategy for use of in-lieu and linkage fees (i.e. Below market rate loans, land purchase, grants, etc). (see Policies 11.9-I-1 and 11.9-I-3)

11.5 HOUSING CONSTRAINTS

This section describes the constraints applied by local, State, and federal governments, the private market, and the natural environment to the development of affordable housing.

GOVERNMENTAL CONSTRAINTS

Governmental constraints include the regulatory functions that are basic to the role of local government. However, there is much debate about whether or not these regulations discourage the availability of housing to people of all income levels.

Land Use Regulations

The General Plan's land use designations and Zoning Ordinance's base districts provide for residential development at various density levels. Table 11.5-1 correlates the two regulatory documents by residential density range. New zoning districts must be established for three of the General Plan land use categories – Hillside Residential, Multiple Family-Very High Density, and Mixed Use (see Policy 11.8-I-3). A comprehensive Zoning Ordinance Update has been initiated to accomplish this. A full description of each land use category can be found in the General Plan Land Use Element.

Table 11.5-1: Consistency Between General Plan and Zoning Ordinance

<i>General Plan Designation</i>	<i>General Plan Density</i>	<i>Zoning District</i>	<i>Zoning Density</i>
Rural Conservation	Up to 1 un/5 ac	RR Rural Residential	1 un/5 ac
* Hillside Residential	Up to 2 un/ac	N/A	
Single Family Residential-Low Density	0.2 – 3 un/ac	RE Residential Estate	0.2 – 3 un/ac
Single Family Residential-Low Medium Density	3 – 6 un/ac	RS Single-Family Residential	3 – 6 un/ac
Single Family Residential-Medium Density	6 – 14 un/ac	RM Medium-Density Residential	6 – 14 un/ac
Multiple Family Residential-High Density	14 – 30 un/ac	RMH Medium-High Density Residential	14 – 22 un/ac
		RH High-Density Residential	22 – 30 un/ac
* Multiple Family Residential-Very High Density	30 – 50 un/ac	N/A	
* Mixed Use	Up to 15 un/ac	N/A	

Notes:

* Asterisk denotes new General Plan land use designations in the adopted 2020 General Plan. Per Policy 11.8-I-3 of this Housing Element, a comprehensive Zoning Ordinance Update began in Fiscal Year 2002/2003 to implement these designations.

Source: *San Ramon 2020 General Plan, Draft for Voter Review, July 2001; City of San Ramon, Zoning Ordinance, October 1989.*

Zoning requirements for setbacks, lot coverages, building height, and landscaping are similar to other cities in the area, and are not perceived as a constraint to housing development. A summary of current development standards for the City's residential zoning districts are shown in Table 11.5-2. These may be modified during the Zoning Ordinance Update. Additionally, site areas may be reduced by 20 percent if Low or Moderate income housing is provided, per the City's Affordable Housing Density Bonus Ordinance.

Table 11.5-3 describes the housing types permitted by each zoning district. Although single family housing is permitted in the multifamily districts (RM, RMH, and RH), minimum density ranges prescribed per zoning district (see Table 11.3-1 above) preclude development of single family subdivisions. Multifamily apartments, duplexes, townhomes, and cluster housing are permitted as site design allows. Policy 11.8-I-3 directs a comprehensive revision of the Zoning Ordinance to ensure consistency with new General Plan designations, and to implement the policies contained within this Housing Element. This Update has already been initiated by the City.

Parking Standards

Parking standards for single family residential development in San Ramon are comparable to surrounding jurisdictions, and do not pose an undue constraint to housing production. However, the nearby cities of Livermore and Danville have less stringent parking standards than San Ramon for multi-family development. San Ramon requires 2.25 spaces per unit, while Livermore requires 1.75-2.0 spaces per unit (depending on the size of the structure). Danville determines parking requirements by the size of the unit in each multi-family development: for example, 1.0 space per studio, 1.5 spaces per one-bedroom, and 2.0 spaces per two-bedroom unit.

San Ramon's multi-family parking standards are more stringent than some neighboring cities, which may act as a deterrent to the development of affordable housing. However, the Housing Element proposes reductions in parking standards for development of Below Market Rate housing (see Policy 11.9-I-2). Also, the Zoning Ordinance currently allows for collective provision of parking, which may reduce the total number of spaces to be provided with a use permit. The City can reduce parking requirements if survey data shows that demand will be less, and can accept in-lieu payments for parking within designated districts.

Fees and Exactions

The City has established fees for building permits and planning and engineering services for both single- and multi-family developments. Additional payment is also required to mitigate the impacts of proposed new developments: traffic and drainage improvements, creek studies, seismic monitoring; parkland dedication, and school impact fees.

As shown in Table 11.5-4, development fees for a model single-family dwelling total nearly \$9,500. Development fees for a model multi-family dwelling total nearly \$8,000. The cost of providing water and sewer service to new residential development is also substantial. While the City's fees are tied to the costs of providing necessary services, they are high and naturally inhibit the development of affordable housing.

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Table 11.5-2: Property Development Regulations: RR, RE-A, RE-B, RS-12, RS-10, RS-7, RS-6, RS-D, RM, RMH, RH

	<i>RR</i>	<i>RE-A</i>	<i>RE-B</i>	<i>RS-12</i>	<i>RS-10</i>	<i>RS-7</i>	<i>RS-6</i>	<i>RS-D</i>	<i>RM</i>	<i>RMH</i>	<i>RH</i>
Minimum Site Area per Unit (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	3,500	3,100	2,000	1,500
Minimum Lot Area (sq ft)	5 ac	20,000	15,000	12,000	10,000	7,000	6,000	7,000	7,500	10,000	10,000
Minimum Lot Width (ft)	300	100	100	100	70	65	60	70	60	70	70
Minimum Lot Depth (ft)	300	150	120	100	100	95	90	90	90	90	90
Minimum Yards:											
Front (ft)	30	25	20	20	20	20	20	15	15	15	15
Rear (ft)	30	15	15	15	15	15	15	15	15	15	10
Corner Side (ft)	25	20	15	15	15	15	15	10	10	10	10
Side (ft)	20	15	10	10	10	5	5	0	6	6	6
Aggregate (ft)	48	35	25	25	20	15	15	10	16	16	16
Courts	--	--	--	--	--	--	--	--	--	--	--
Maximum Height (ft)	35	35	35	35	35	35	35	35	35	35	35
Maximum Coverage	--	--	--	--	--	--	--	--	25%	35%	35%
Maximum Nonresidential FAR	--	--	--	--	--	--	--	--	0.5	0.5	0.5
Outdoor Living Area	--	--	--	--	--	--	--	--	--	--	--
Minimum Site Landscaping	--	--	--	--	--	--	--	--	35%	30%	25%
Fences and Walls	--	--	--	--	--	--	--	--	--	--	--
Off- Street Parking Standards	--	--	--	2 per unit up to 4- bdm. I addnl space for each bdrm over 4.	2 per unit up to 4- bdm. I addnl space for each bdrm over 4.	2 per unit up to 4- bdm. I addnl space for each bdrm over 4.	2 per unit up to 4- bdm. I addnl space for each bdrm over 4.	2 per unit up to 4- bdm. I addnl space for each bdrm over 4.	2.25 per unit	2.25 per unit	2.25 per unit

(Note: Property development regulations represent minimum standards)

Source: City of San Ramon Zoning Ordinance, October 1989.

San Ramon General Plan 2020
Housing Element – July, 2004

Table 11.5-3: Housing Types by Zoning District: RR, RE-A, RE-B, RS-12, RS-10, RS-7, RS-6, RS-D, RM, RMH, RH

	<i>RR</i>	<i>RE-A</i>	<i>RE-B</i>	<i>RS-12</i>	<i>RS-10</i>	<i>RS-7</i>	<i>RS-6</i>	<i>RS-D</i>	<i>RM</i>	<i>RMH</i>	<i>RH</i>
<i>Residential Uses</i>											
Single-family Residential	P	P	P	P	P	P	P	P	P	P	P
Multifamily Residential	-	-	-	-	-	-	-	-	P	P	P
<i>Residential Care</i>											
Congregate Care, General	U	U	U	U	U	U	U	U	U	U	U
Congregate Care, Limited	P	P	P	P	P	P	P	P	P	P	P
Day Care, Limited	P	P	P	P	P	P	P	P	P	P	P
Residential Care, Limited	P	P	P	P	P	P	P	P	P	P	P
<i>Homeless Facilities</i>											
Homeless Shelter	P	-	-	-	-	-	-	-	-	-	-
Emergency Shelter	P	P	P	P	P	P	P	P	P	P	P
Transitional Housing	P	-	-	-	-	-	-	-	P	-	P

Notes:

P = Permitted

U = Use Permit

- = Not Permitted

Source: City of San Ramon Zoning Ordinance, October 1989.

Table 11.5-4: Model Development Fees in San Ramon

	<i>Single-Family</i>	<i>Multi-Family</i>
<i>Assumed Project Size (units)</i>	<i>140</i>	<i>85</i>
<i>Living Area per Unit (sq. ft.)</i>	<i>2,050</i>	<i>1,330</i>
<i>Garage per Unit (sq. ft.)</i>	<i>470</i>	<i>470</i>
Aerial Mapping Fee	\$161	\$75
City Beautification Fee	\$322	\$151
Child Care	\$292	\$279
Issuance Fee	\$25	\$25
Microfilm	\$2	\$2
Plan Check Fees	\$354	\$205
Permit Fees	\$2,536	\$1,464
Park Land Dedication	\$2,315	\$3,312
SMIP Residential	\$32	\$15
Traffic Mitigation		
City	\$530	\$371
Region	\$792	\$554
Sub-Region	\$2,128	\$1,490
<i>Total Fees per Unit</i>	<i>\$9,489</i>	<i>\$7,943</i>

Source: City of San Ramon Planning Services Department

Infrastructure

The provision of on-site improvements such as streets, curbs, gutters, sidewalks, landscaping, drainage, water, and sewer infrastructure are standard conditions of development approval. In many cases, off-site improvements and/or mitigations are also required, such as street widening and installation of traffic signals, public utility easements, and drainage and flood control improvements.

Development Review Process

Depending on the magnitude and complexity of the development proposal, the time which elapses from application submittal to project approval may vary considerably. Factors which can affect the length of development review on a proposed project include: a rezoning or general plan amendment requirement, public meetings required for Commission/Council review, or a required Negative Declaration or Environmental Impact Report (EIR).

Generally, all developments undergo an environmental, land use, and design review process to ensure continuity of development throughout the City. This process can take anywhere from three to four months for a minor subdivision application, to up to one to two years for a major subdivision requiring an EIR. In many cases, the lengthy period of time between project application and approval is necessary due to complicated environmental, infrastructure, or other development issues. However, it is recognized that time lapse equals increased costs, and affordable housing projects are given priority in the review process (see Policy 11.9-I-16).

San Ramon's current review and entitlement processes and procedures are described below. However, these may be modified during the comprehensive Zoning Ordinance Update.

Pre-Application Project Review. Pre-Application review of a conceptual development project may occur with the Planning Director, Planning Services staff, and/or other City staff as determined to be appropriate. Revisions to the development plan may occur as a result of recommendations from City staff and come back for further Pre-Application Review and/or be incorporated into a formal application submittal.

Formal Application Submittal. Upon formal application submittal of a development project, the Planning Director immediately assigns a Staff planner to review and process application. Upon application submittal, a 30-day review begins to determine if application submittal is complete or incomplete.

- During this 30-day review, the Staff planner prepares a referral and routes application information and plans to applicable members and agencies on the Development Review Committee (DRC; which includes all City Departments and outside agencies such as PG&E, EBMUD, Pacific Bell, etc).
- During this 30-day review, the Staff planner also determines the environmental review process for the project application pursuant to the California Environmental Quality Act (CEQA; for example, whether the project is Categorically Exempt, or if an Initial Study/Negative Declaration or Environmental Impact Report is required). The Staff planner will determine if environmental review can be conducted in-house, or whether portions or all should be contracted out to a professional environmental consulting firm. If professional consultants are used, the Staff planner prepares and coordinates applicable Requests for Proposal (RFP's) and all associated contract documentation, fee collection from applicant, etc.
- If the project application and plans are complete, a Deemed Complete letter is prepared by the Staff planner and sent to applicant. If the project application and plans are incomplete, a Deemed Incomplete letter is prepared by the Staff planner, listing all deficiencies, and sent to applicant. A new 30-day review begins upon re-submittal by the applicant.

Architectural Review Board. Upon an application being deemed complete, the Staff planner schedules the development project application for review and consideration at an Architectural Review Board (ARB) meeting within 3-4 weeks. ARB meetings are currently held the 1st and 3rd Thursday of each month at 2:00 PM.

- The week prior to the scheduled ARB meeting, the Staff planner prepares a staff report to be distributed to the ARB members (a copy of the ARB agenda is also provided to the Planning Commission and City Council). Typical reports discuss the project and any applicable ARB issues, such as site plan design, parking lot lay-out, architectural building design, and landscape design, with recommended issues/items to be discussed.
- At the ARB meeting, members discuss the development project and offer design recommendations and/or changes to be made by the applicant. The ARB may request that project revisions be made and returned for Final ARB Approval, or if comments are minor, ARB can provide recommendations subject to final staff and/or Planning Commission review

and approval. Upon receiving Final ARB approval, the project may proceed to the Planning Commission.

Planning Commission Review. Upon incorporation of ARB recommendations and completion of required environmental review, the project is scheduled for a Planning Commission meeting. Planning Commission meetings are currently held the 1st and 3rd Tuesday of each month at 7:00 PM.

- If an Initial Study or Negative Declaration is prepared, a Public Notice of Intent to Adopt is mailed out 20 or 30 days (30 days when State or Federal Agencies are notified) in advance of the Planning Commission meeting to all properties located within a 300-foot radius of the project (a distance radius of 500-1,000 feet is often required for large or politically sensitive projects in San Ramon to provide greater public outreach). If an Environmental Impact Report (EIR) is required, a Public Notice of Completion and Review is mailed out with a 45-day review and comment period. A special meeting to review and receive comments from the public on a Draft EIR may occur by the Planning Commission.
- A required Public Notice of the Planning Commission meeting is mailed out 10 days in advance of the meeting to all properties located within a 300-foot radius of the project (a distance radius of 500-1,000 feet is often required for large or politically sensitive projects in San Ramon to provide greater public outreach).
- The week prior to the scheduled Planning Commission meeting, the Staff planner prepares a staff report to be distributed to the Commissioners (a copy of the Planning Commission agenda is also provided to the City Council). Typical reports discuss the project and any applicable Planning Commission issues, such as Zoning and General Plan consistency, land use compatibility, site plan and parking design, architectural building design, and landscape design, with recommended issues/items to be discussed.
- At the Planning Commission meeting, Commissioners hear any public testimony, discuss the development project and issues, and offer recommendations and/or changes to be made by the applicant. The Commission may request that project revisions be made and returned for Final Planning Commission Review, or if comments are minor, they may provide recommendations subject to final staff and/or ARB review and approval.
- Typically, upon a motion being made by the Planning Commission of their intent to approve or deny a project, staff will return to the next meeting with a resolution and conditions of approval (if recommended for approval). An applicant or other interested party may, within 10-days of the adoption of the Planning Commission resolution, file an appeal of the decision with the City Clerk to the City Council. If no appeals are filed and/or no City Council actions are required, the applicant may proceed to Site Development Permit/Grading Permit and Building Permit submittal and subsequent project construction.

City Council Review. If the development application is appealed and/or requires City Council review and approval (for Zone Changes or General Plan Amendments), the project is scheduled for a City Council meeting. City Council meetings are currently held the 2nd and 4th Tuesdays of each month at 7:30 PM.

- A required Public Notice of the City Council meeting is mailed out 10 days in advance of the meeting to all properties located within a 300-foot radius of the project (the public notice mailing list is the same as for the Planning Commission).
- The week prior to the scheduled City Council meeting, the Staff planner prepares a staff report to be distributed to the Council members (copies of all Planning Commission staff reports, meeting minutes, and available information are also provided to the City Council). Typical reports focus on Planning Commission issues or appeal issues, with recommended issues/items to be discussed.
- At the City Council meeting, members hear any public testimony, discuss the development project and issues, and offer recommendations and/or changes to be made by the applicant. The Council may request that project revisions be made and returned for Final City Council Review, or if comments are minor, they may provide recommendations subject to final staff, ARB and/or Planning Commission review and approval.
- Typically, upon a motion being made by the City Council of their intent to approve or deny a project, staff will return to the next meeting with a resolution and conditions of approval (if recommended for approval). Upon the City Council adoption of the resolution, the action becomes effective immediately or within 30-days (if a Zone change or General Plan amendment are involved). There are no appeals of the City Council's decision. An applicant or interested party wishing to contest the City Council decision would have to take legal action through the Court system.

Site Development Permit/Grading Permit. After City Council approval, an applicant submits required site development (utility infrastructure plans) and grading plans to the Engineering Services Department for review and approval. Issuance of the Site Development and/or Grading Permits may occur prior to or concurrent with Building Permit issuance.

- Typically, Assurance Bonds are required of each project to guarantee that once construction begins by a developer, that they will fully complete the work per the approved plans. These bonds ensure that a project won't be left by the developer in a partial or incomplete construction phase.
- Engineering Services inspectors monitor and inspect site development to ensure that all underground utility installations and grading activity is completed in accordance with the approved plans.
- Although much of this work may be completed prior to Building Permit issuance, site development and grading permits will not be signed off (finalized) until the completion of above-ground construction improvements (i.e. buildings and structures). At the time of final site inspection, all required improvements are verified as completed, permits are sign off, and any applicable bonds are released.

Building Permit Submittal/Construction Process. Prior to or concurrent with the submittal of a Building Permit, an applicant is required to submit an annotated list of the Conditions of Approval documenting the status of each of the required conditions. Upon submittal of a Building Permit application with construction plans and information, the Building Department routes the construction plans and information to all applicable internal departments.

- Plan check review by the Building Department and/or internal departments takes place within 10-days of submittal. Any deficiencies in the plans are listed in writing and provided to the applicant. The applicant may then resubmit for subsequent building plan check after making necessary revisions or corrections. Upon the construction plans being accepted the Building Department and/or internal departments, the Building Permit is issued and construction of the building structures may begin.
- Building Department inspectors monitor and inspect specific stages of project construction, including but not limited to, building foundation, plumbing, mechanical, and framing. Building inspectors ensure that the building construction is completed in accordance with the approved construction plans and applicable Building Codes.
- When building construction is complete, the applicant calls for a Final Building Inspection, at which time all applicable departments inspect the project and prepare a written list of items to be corrected (if any). Upon receiving final building inspection approval, the building receives a Certificate of Occupancy (CO) or clearance for the internal tenant improvements (TI's) to begin.

Building Code and Enforcement

There are several City codes used as the basis for building standards in San Ramon; namely, the Uniform Building Code, Housing Code, Plumbing Code, Mechanical Code, Swimming Pool, Spa, and Hot Tub Code, Solar Energy Code, National Electrical Code, Uniform Code for the Abatement of Dangerous Buildings, and Security Ordinance. All of the codes respond to the environmental conditions in the Planning Area, such as high fire hazards due to open grasslands/slopes and expansive soils in San Ramon Valley. These additional requirements may represent an increase in individual housing costs above minimum code standards.

Housing for Persons with Disabilities

Licensed Care Facilities. Housing for persons with disabilities in most communities is accommodated through special housing options such as group homes and community residential facilities. The City complies with the State Lanterman Disability Services Act, which specifies that persons with disabilities are entitled live in regular living environments. State-licensed care community facilities serving six or fewer persons are considered a regular residential use, permitted by right in any residential district. Facilities that serve more than six persons are permitted in all residential zones via a conditional use permit process. Conditions and process for approval will not be different than those for similar uses in the same zones and will not unduly constrain the development of such facilities.

According to the State Department of Social Services, a number of community care facilities are located in the City of San Ramon. These include:

<u>Facility Type</u>	<u>Description</u>	<u>Capacity</u>
Adult Residential Facilities	Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.	1 facility totaling 4 beds
Group Homes	Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment, primarily for troubled youths	2 group homes totaling 12 beds
Elderly Residential Facilities	Facilities provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans. The facilities provide services to persons 60 years of age and over and persons under 60 with compatible needs. These facilities may also be known as assisted living facilities, retirement homes and board and care homes.	18 facilities totaling 114 beds

Building Codes. The City enforces the Uniform Building Code, which requires rental housing with five or more units is made accessible to persons with disabilities. The City did not adopt any special amendments to the Uniform Building Code that would construe as constraints to housing for persons with disabilities. No special review process is required.

Occasionally, necessary improvements to enhance accessibility may result in conflicts with City codes and the property owners may file requests for “reasonable accommodations” with the City to allow the improvements. The City reviews such requests at the staff level and work with the applicants to make sure City policies and standards do not constrain accessibility improvements as long as health and safety concerns are addressed. No public hearing will be required. In addition, the City provides rehabilitation assistance to single-family homes to make necessary home accessibility improvements.

Development and Planning Fees. The City charges a variety of planning fees to cover the expenses and staff resources incurred during the review process, and development fees to provide necessary services, facilities, and infrastructure. Planning and development fees increase the cost of housing and may potential constrain the development of housing for persons with disabilities, many of whom are of lower income due to earning limitations. To facilitate the development of housing affordable to persons with disabilities, the City has provided financial assistance, reduced parking requirements, and other incentives to reduce the cost of development. Villa San Ramon, an assisted living facility, was assisted with RDA and CHFA funds. As appropriate and funding permits, the City will assist with future development of housing affordable to special needs groups, including seniors and persons with disabilities, with funding assistance and other regulatory concessions/incentives.

Housing Policies. Housing Element Policies 11.8-I.1, 11.8-I.3, and 11.13-I-4 support the development housing for persons with special needs. The City will establish standards and procedures in the Zoning Ordinance and Building Codes to facilitate and encourage the development of housing with special needs.

Emergency Shelters and Transitional Housing

The City recognizes the housing market conditions in the City and in the region are such that households living in poverty are at risk of becoming homeless when employment or other crisis changes a household's financial situation. Furthermore, State housing element law requires local jurisdiction address the housing needs of special groups such as the homeless.

Currently, the City allows the use of public and quasi-public facilities such as schools and churches as emergency shelters in case of a disaster. Such uses are permitted by right in all residential districts. However, these facilities are not intended to address the needs of homeless persons and families. The City will amend the Zoning Ordinance to provide for homeless shelters and transitional housing as a conditional use in districts that are zoned for commercial and industrial uses (see Policy 11.10-I-8). The City will establish criteria and process for approval in the Zoning Ordinance. Specifically, the City will ensure the conditions relate only to the performance of the proposed uses not the users, and the process for approval are consistent with those required of similar uses in the same districts, and will not unduly constrain the development of such facilities. Public hearing will only be required before the Planning Commission.

Resource Conservation Overlay District

The City's Resource Conservation Overlay District (RCOD) is intended to protect the scenic quality and natural resources of San Ramon's hillsides, ridges, and creeks. Specifically, development is prohibited within 100 feet of a major ridgeline and 50 feet of a minor ridgeline, within 100 feet of a creek or stream channel, and on slopes exceeding 20 percent. However, the high land costs of such preserved natural resources are divided among a project's parcels, and may significantly increase the cost of new housing units within the RCOD.

Ordinance 197

Ordinance 197 was adopted in August 1990 to further restrict development in natural resource areas, such as hillsides and stream channels. The Ordinance includes the provision of the RCOD, but eliminates exceptions in Specific Plan areas. Ordinance 197 applies to all property over the 500 foot elevation, and limits densities to 1 dwelling unit per acre between 10 and 15 percent slopes and one dwelling unit per 5 acres between 15 and 20 percent slopes. In effect, Ordinance 197 reduces the amount of developable land within the Bollinger Canyon, Westside, and Dougherty Valley subareas.

Dougherty Valley

A portion of Dougherty Valley is currently within the City's Sphere of Influence, but outside of its corporate limits. In 1992, Contra Costa County published a Specific Plan study for the 5,980-acre Valley, intended to guide the location, type, and character of future development. The plan was subsequently amended in 1996 to implement the requirements of the various settlement agreements.

Dougherty Valley is planned as a residential community developed in a cluster of neighborhoods, providing a variety of housing opportunities for residents and workers of the Tri-Valley area.

The Dougherty Valley Settlement Agreement – a written agreement between Contra Costa County, the City of San Ramon, and the two development corporations – permits development of 8,500 housing units, with an additional 2,500 housing units granted with sufficient traffic mitigation. This totals 8,356 - single-family and 2,644 - multi-family housing units at buildout.

Section 3.5 of the Dougherty Valley Settlement Agreement states that “Fair share credit for the development of affordable housing units in Dougherty Valley will be allocated to the County and City as assigned by ABAG.” Per correspondence with the Association of Bay Area Governments (ABAG) in February 2000, buildout of housing units in Dougherty Valley is assumed within the jurisdictional boundaries of San Ramon. This assumption is based on the Settlement Agreement stipulation that requires all housing units to be incorporated into the City limits in a rolling annexation.

This assumption is based on Section 4.2.5 of the Settlement Agreement that requires the City of San Ramon to annex Dougherty Valley, and for fiscal reasons, Contra Costa County retains the majority of the permitting authority. The pertinent section of the Settlement Agreement follows:

***City Annexations.** The Parties to this Agreement agree to cooperate and take all actions necessary or appropriate to provide for the annexation of the Dougherty Valley to San Ramon. Among other things, (i) San Ramon and each of the Developers shall enter into an Annexation Agreement, on mutually acceptable terms, to provide for the cooperative annexation of Dougherty Valley to San Ramon and (ii) San Ramon and the County shall enter into a Property Tax Exchange Agreement on mutually acceptable terms. The Annexation Agreements shall provide that, to the extent permitted by law, the County shall issue all building permits and other approvals with respect to the Project and San Ramon shall initiate the annexation of any portion of the Dougherty Valley with respect to which (w) the County and San Ramon have entered into the Property Tax Exchange Agreement, (x) the area to be annexed is subject to recorded final subdivision map (which map represents the final subdivision of land to be annexed, as determined by the affected Developer), (y) the affected Developer has obtained a final and vested right to develop property proposed for annexation and (z) an adequate funding mechanism has been established as described in Section 3.3.5 above.*

With the execution of the Property Tax Sharing Agreement with Contra Costa County in August 1998 and finalization of the annexation agreements, the City of San Ramon is able to annex properties within the Dougherty Valley, following rezoning the properties and the filing of final subdivision maps. Under this process, the County still functions as the approval and permitting agency throughout the entire development process until a certificate of occupancy is issued. Upon approval by the County and after recordation of the final map, the City can petition to LAFCO for a boundary reorganization or annexation proceedings. Only after the approval and recordation of the final map by the County is complete would land use authority be shifted to the City. This process ensures that the annexations are uninhabited and can be completed within two months of the City filing a request with LAFCO. The procedure is consistent with new Housing Element Policy 11.9-I-15.

MARKET CONSTRAINTS

Market constraints significantly affect the cost of housing in San Ramon, and can pose barriers to housing production and affordability.

Vacant/Underdeveloped Land

The City of San Ramon is located in an established, nearly built-out valley surrounded by pristine hillsides. The City faces increasing development pressure with a limited supply of vacant, unconstrained land. Only nine of the Housing Opportunity Sites identified in Table 11.3-3 and Figure 11-1 (previously) are located on vacant parcels which are located along the edges of the City on foothill slopes. Significant future housing construction is anticipated in mixed-use development within the Crow Canyon Redevelopment Area, or as intensification of existing commercial centers.

Cost of Housing Construction

Residential land values in the City of San Ramon average approximately \$1 million per acre. According to local real estate agents, land zoned for single family homes sells for somewhat less than this amount, while land intended for multiple-family residential development sells for slightly more. For example, the nine-acre abandoned Country Faire Shopping Center site was sold to residential developers Braddock and Logan for over \$7 million in year 2000.

Construction costs are the largest component of total costs for a single-family detached unit – 30 to 50 percent of the finished sale price. According to RS Means *Residential Cost Data 2000*, construction costs for an average one-story single-family home (2,000 square feet of living area), built of stucco on wood frame, total \$73.30 per square foot. Land cost also plays a significant role in the overall price of new housing – about 25 percent of the finished sale price.

For multi-family attached units, construction and land costs are nearly identical – each just under 25 percent of the total cost of developing a large-scale apartment complex. Without subsidies, the private market is often unwilling to build housing affordable to Low and Moderate Income households.

A reduction in amenities and quality of building materials could result in lower sale prices, but minimum health and safety standards must be retained. Fortunately, as the number of units built increases, construction costs over the entire development are generally reduced by economies of scale. This reduction in costs is beneficial when density bonuses are used for the provision of affordable housing.

Availability of Financing

Given high housing demand and land costs in San Ramon, residential developers do not normally encounter difficulty in obtaining construction financing for projects in the City. The cost of financing does affect housing price, currently contributing 8.5 percent to the cost of development.

Credit-worthy buyers of residential property can easily obtain mortgage financing in San Ramon. During the mid-1990's, the City participated in a first-time homebuyer program with Union Bank of California and Northbay Ecumenical Homes, a non-profit housing organization. The contract

provided monies for second and third shared appreciation mortgages to qualified first-time homeowners. “Red-lined” districts, or areas where brokers or banks will not lend, are unknown in the City.

ENVIRONMENTAL CONSTRAINTS

The San Ramon Planning Area contains several significant natural features that impact the design, construction, and final cost of new housing. If not properly recognized and accommodated in residential design, these environmental features could potentially endanger lives and property.

Geologic and Seismic Hazards

Soils within the San Ramon Planning Area are primarily clays with high shrink-swell potential, which also have high and severe erosion hazards on slopes where bare soil is exposed. Slopes range from level and gently sloping along the valley floor, to slopes exceeding 75 percent in hilly areas and where rock outcrops occur. The clays and silts included in the Planning Area would not be likely to liquefy in the event of a large earthquake, but may be subject to other seismically induced ground failures such as ground lurching. Much of the Tassajara Valley and Bollinger Canyon areas are steeply sloped, with existing and potential new landslides posing concerns for potential new development in these areas.

The primary concern regarding fault zones within San Ramon is related to the active Calaveras fault zone that runs parallel to and just west of Interstate 680. Severe ground shaking in the Planning Area has accompanied numerous large-magnitude historic earthquakes in the region, and it is likely that a similar pattern of seismicity will persist in the future. An Alquist-Priolo Earthquake Fault Zone has been established in conjunction with the fault, which prohibits construction of any new structures intended for human occupancy within 50 feet of the mapped fault trace unless current geotechnical investigation demonstrates that there are no active fault segments beneath the site of the new structure. Additionally, the Bollinger and Dublin faults (both classified as inactive), and the Mt. Diablo fold-and-thrust belt, would be susceptible to the effects of ground shaking and related secondary ground failures from rupture on the nearby active Calaveras Fault.

Storm Flooding Hazards

According to the Federal Emergency Management Agency (FEMA), a majority of Contra Costa County’s creeks and shoreline lie within the 100-year flood plain. The potential for a 100-year flood, which represents a one percent chance each year, exists along small segments of San Ramon Creek, Alamo Creek, San Catanio Creek, Bollinger Creek, and South San Ramon Creek. Developments adjacent to these creek areas could be vulnerable to flooding.

Urban/Interface Fire Hazards

The risk of both urban and wildland fires exists in the San Ramon Planning Area. This risk is the result of a variety of factors, including: type of vegetation and ground cover in the Planning Area, combustibility of certain building materials, ground slope, adequacy of access to fire suppression services, water supply, water pressure, and weather conditions.

Fire hazards in San Ramon are usually created by increases in the number of homes adjoining open space, as much of the threat of wildland fires is due to open grasslands abutting residential developments. Many neighborhoods within the City are located in remote regions and are surrounded by grasslands. As San Ramon continues to expand, more of these urban-rural interface areas are created. This situation creates extreme fire hazards, and San Ramon is committed to planning development, with the help of fire protection agencies, that minimizes the risk of fire to the greatest extent possible.

11.6 PROGRAM ACCOMPLISHMENTS

This section assesses the achievements of the adopted 1990 Housing Element, in accordance with State housing law. These results are quantified where appropriate and compared to what was projected in the adopted Element. Schedule A (at the end of the Housing Element) is a summary of the housing programs and their implementation.

IMPLEMENTATION OF 1990 HOUSING ELEMENT

Implementation

Program: Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.

Accomplishment:

- In December 1991, the San Ramon Housing Committee established the Housing Advisory Committee to advise on implementation of Housing Element goals and policies. In June 1995, the San Ramon Redevelopment Agency and City Council approved the merger of the Redevelopment Advisory Committee and the Housing Advisory Committee, because it was determined the two committees had similar goals and objectives.

Program: Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.

Accomplishment:

- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Affordable Housing

Program: Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.

Objective:

518 dwelling units, of which 104 are lower income

Accomplishment:

- Greystone Ranch Affordable Housing Agreement, Resolution No. 96-2 (only development which requested the density bonus program) – Approves Provision of the Affordable Housing Density Bonus (Ordinance No. 248) for Greystone Ranch (Vesting Tentative Map 7781). Totals 88 single-family and 92 multi-family housing units, with 23 below-market-rate multi-family units affordable to Low Income households.
- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program: Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.

Objective:

One purchasing household per year.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. Contract between Union Bank of California, Northbay Ecumenical Homes, and the City of San Ramon to provide home ownership opportunities to local residents. As a “first-time buyer” home finance program, it provided up to \$45,000 for second and third shared appreciation mortgages.

Program: Establish a Housing Trust Fund to assist in the development of affordable housing.

Objective:

186 lower income units

Accomplishment:

- In 1993, the San Ramon Redevelopment Agency established a *Low-Moderate Income Housing Fund*. Since 1993, the Housing Fund has generated approximately \$4.7 million in revenues. The majority of expenditures were used to subsidize affordable rental housing for seniors at the Villa San Ramon. The Housing Fund is projected to reach \$7.5 to \$8 million by the year 2006.

Program: Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.

Accomplishment:

- First Amendment to Chevron Park Development Agreement (July 1993) – If the City had adopted an Impact Fee (“Future Housing Fee”) by the time of occupancy of the Chevron Park development, the developer had agreed to pay a fee not-to-exceed \$0.95 per gross square foot of office space applicable to the first 630,000 square feet of office space in the development. The Future Housing Fee has not yet been adopted.

Program: Prohibit the conversion of affordable housing units to market rate values for a period of 30 years after initial occupancy.

Accomplishment:

- San Ramon Redevelopment Agency - Limits conversion of affordable housing units constructed in Crow Canyon Redevelopment Area to 15 years.

Program: Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248, uses the State Department of Housing and Community Development (HCD) definitions of income categories:
 - *Very Low*: Less than 50 percent of the County median income,
 - *Low*: Between 50 and 80 percent of the County median income,
 - *Moderate*: Between 80 and 120 percent of the County median income, and
 - *Above Moderate*: Above 120 percent of the County's median income.

Program: Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income families.

Accomplishment:

- Section 8 Rental Certificate Program, U.S. Housing and Urban Development Department – 13 housing units reserved in Cedar Pointe Apartments for Section 8 certificate holders (Very Low Income households).

Program: Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.

Objective:

200 senior units, of which 35 are lower income.

Accomplishment:

- Affordable Housing Density Bonus, Ordinance No. 248 (Text Amendment 93-003 to Division 4, Chapter 1, Section D4-120) – The purpose of the Affordable Housing Density Bonus is to establish policies that facilitate the development of affordable and senior housing. It grants a 25% (or greater) density bonus and an additional incentive to residential developers constructing 20% of their units for low income families, or 10% of their units for very low income families, or 50% of their units for senior citizens.
- During pre-application meetings with residential developers, City staff discusses affordable and senior housing requirements and incentives.

Program: Develop a program that provides a certain percentage of low- and moderate-income housing in residential developments throughout the City.

Objective:

781 dwelling units, of which 199 are lower income.

Accomplishment:

- San Ramon Redevelopment Agency – Requires (or considers) a minimum 15 percent affordable housing obligation in Crow Canyon Redevelopment Area.

- Bollinger Crest, Affordable Housing Agreement – Totals 65 attached housing units, with 15 affordable units (13 Very Low and two Moderate Income units).
- Cambrio Townhomes, Affordable Housing Agreement – Totals 85 attached housing units, with 13 affordable units (three Very Low, two Low and eight Moderate Income units).
- Deerwood Highlands, Affordable Housing Agreement – Meets affordable housing requirements through off-site construction of Park Place Apartments. Deerwood Highlands totals 88 single-family units. Park Place Apartments totals 36 attached housing units, with 20 affordable units (five Very Low, five Low, and 10 Moderate Income units).
- Old Mill Village Condominiums, Condition of Approval #45 (Vesting Tentative Map 8359) – Totals 125 housing units, with 19 affordable units (eight Very Low and 11 Low Income units).
- Villa San Ramon, First Amendment to Owner Participation Agreement – San Ramon Redevelopment Agency provided a rental subsidy to the developer for 40 assisted housing units occupied by Low and Very Low Income households (162 total housing units).

Program: Require an “in-lieu” fee from developers of market-rate housing for affordable units.

Accomplishment: No action

Program: Utilize development agreements, when appropriate, to encourage a full range of housing types.

Accomplishment:

- Staff negotiation in Development Agreements

Program: Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms to assist in the production of affordable housing.

Accomplishment:

- Community Development Block Grant (CDBG), approx. \$25,000 annually, 1995 to 1999 – Financial subsidies granted to Very Low Income seniors living in the Villa San Ramon residential development for congregate care services.

Program: Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing in San Ramon.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Northbay Ecumenical Homes, Union Bank of California, and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages. Two homebuyers have participated in the CASA Program.

- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-Valley area. The TVAHC is composed of representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville.

Housing Opportunity

Program: Encourage a mix of land uses and residential densities outside the Crow Canyon subarea.

Objective:

9,000 dwelling units, of which 1,350 are lower income and 900 are moderate income units

Accomplishment:

- Dougherty Valley Affordable Housing Program, March 1994 (see Table 11.6-1) – The Dougherty Valley Affordable Housing Program ensures that at least 25% of the total units in Dougherty Valley be affordable to Very Low, Low, and Moderate Income families. At least 10% of the Affordable Units are reserved for Very Low Income families, at least 25% for Low Income families, and no more than 65% for Moderate Income families.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides varying lot sizes to accommodate 20 second units over the detached garage of single family homes.

**Table 11.6-1: Dougherty Valley Affordable Housing
Program Summary**

<i>Income Category</i>	<i>Number of Units</i>
Very Low Income	275
Low Income	688
Moderate Income	1,788
Total Affordable	2,751
Total Dougherty Valley	11,000

Source: Dougherty Valley Affordable Housing Program Summary, March 1994

Program: Review the General Plan and Zoning Ordinance to rezone land designated for office uses to allow residential development.

Objective:

226 dwelling units, of which 45 are lower income

Accomplishments:

- Park Place Apartments, Ordinance No. 253 (RZ 93-001, RZ 93-002 & RZ 93-003) – Rezone property at 2401 Creekside Drive from OA (Administrative Office) to RM

(Medium Density Residential), and rezone property at 150 Park Place from OA (Administrative Office) to OL (Limited Office and Medium-High Density Residential).

- Deerwood Highlands, Ordinance No. 295 (RZ 97-001) – Rezone property at 2471 Deerwood Drive from OA (Administrative Office) to RMH (Medium-High Density Residential).
- Cambrio Townhomes, Ordinance No. 296 (RZ 97-004) – Rezone properties at 2491 and 2501 Deerwood Drive from OA (Administrative Office) to RM (Medium Density Residential).

Program: Prepare and adopt the Dougherty Valley Specific Plan in 1992, and begin the process for annexation into the City, subject to a City-approved Plan.

Accomplishments:

- Amended Dougherty Valley Specific Plan, November 1996 – The Dougherty Valley Specific Plan encompasses 5,980 acres of land within San Ramon’s Planning Area. The Specific Plan addresses clustered residential neighborhoods, preservation of ridgelines and open space, circulation patterns, and provision of community facilities.
- Executed Dougherty Valley Settlement Agreement (DVSA) between Contra Costa County, City of San Ramon, Shapell Industries, and Windemere Ranch Partners in May 1994. The DVSA includes provisions for the annexation of Dougherty Valley to San Ramon and for development of 8,356 single-family and 2,644 multi-family housing units.
- Executed the Dougherty Valley Memorandum of Understanding (MOU) between Contra Costa County, City of San Ramon, Shapell Industries, and Windemere Ranch Partners in October 1997. The MOU provides further refinement to the DVSA to implement the actual physical development of Dougherty Valley.
- By 2002, annexed 1,216 units to the City of San Ramon (Gale Phase I)
- By 2004 annexed 2,831 units to the City of San Ramon (Windemere Phase I and 40% of Gale Phase II).

Program: Amend the Zoning Ordinance to encourage additional housing for senior citizens, and in particular, the development of residential care and skilled nursing facilities for seniors.

Objective:

110 congregate care units, of which 15 are lower income and 95 are reserved for moderate income seniors

Accomplishments:

- SH, Senior Housing Overlay District (Division 3, Chapter 4, Sections D3-400 to D3-414) – The purposes of the Senior Housing Overlay District are to encourage the production of housing units which meet the special needs of senior citizens, provide a mechanism which

ensures that senior citizen housing will be compatible with existing neighborhood character, and adopt standards which provide guidance for achieving densities above General Plan levels.

- Westside Specific Plan, adopted 1989 – Designates the First Baptist Church site for senior housing. The City's Planning Services Department is currently processing an application for the site.
- Ordinance No. 256, Section 1 – Zoning Ordinance (Division 2, Chapter 1, Section D2-102) was amended to allow Residential Care Facilities for adults and seniors in all Residential and Public/Semi-Public Districts.
- Ordinance No. 256, Section 2 – Zoning Ordinance (Division 3, Chapter 4, Section D3-406) was amended to limit the Senior Housing Overlay District to persons 55 years and older, and/or qualified permanent residents along with a senior citizen.
- RZ 94-002 – Rezone properties located within the Sunny Glen Residential Community by applying SH, Senior Housing Overlay District; Ordinance No. 258.

Program: Develop a public relations program to publicize the existence of the City's Second Unit Ordinance.

Objective:

One moderate income unit per year.

Accomplishment:

- Building Second Units in San Ramon – Brochure developed in March 1993 describing second units as “small, independent homes that a property owner may build in addition to a main dwelling unit on the same property.” The brochure details reasons for building second units, development standards, and permits required.
- Thomas Ranch Subdivision, Condition of Approval #27 (Vesting Tentative Map 8037) – Provides for 20 one-bedroom, 580 square foot second units over the detached garage of single-family homes, per Planning Director's approval.
- During pre-application meetings with residential developers, City staff discusses affordable housing requirements and incentives.

Program: Allow for manufactured housing in residential districts provided that it meets the same standards as conventional housing and is placed on permanent foundations.

Accomplishment:

- San Ramon Zoning Ordinance, Residential Use Classifications (D1-404) – Both Multi-family Residential and Single-Family Residential “include mobile home and factory-built housing.”
- Two factory-built homes located along Alcosta Blvd.

Program: Permit a residential mix with job-producing land uses, as long as there is neighborhood compatibility and no environmental constraints.

Objective:

618 dwelling units, of which 178 are lower income

Accomplishment:

- Country Faire Planned Development, Resolution No. 99-142 (approving General Plan Amendment No. 99-001) – Project includes redevelopment of the 94,510 square feet Country Faire Shopping Center, including construction of a 9,000 square feet retail commercial building, 42 single-family homes (6,000 square feet minimum lot size), and 36-foot wide public streets with parking and sidewalks on both sides.
- Home Depot Planned Development, Resolution No. 02-95 w/Conditions of Approval – Project includes subdivision of a 17.3 gross acre site to construct a 129,600 square foot commercial retail building (Home Depot), two smaller commercial retail pads, a medium-high density residential project (Skyline Condominiums: 36 units), and a high density residential project (Old Mill Village: 125 units).

Program: Investigate concepts and funding sources for a homeownership assistance program.

Accomplishment:

- Community Assisted Shared Appreciation Program (CASA), June 1998 to October 2000. “First-time buyer” home finance program where Union Bank of California and City of San Ramon cooperated to provide up to \$45,000 for second and third shared appreciation mortgages administered by Northbay Ecumenical Homes. Two homebuyers have participated in the CASA Program

Program: Study ways to encourage the development of housing accessible to disabled persons.

Accomplishment:

- Standard condition of approval for residential subdivisions: “Applicant shall provide opportunities for potential homebuyers to purchase dwelling units that contain design items which offer accessibility, depending on the homebuyer's special needs. Prior to building occupancy, applicant shall demonstrate to the Planning Department that project sales information include as an option features which are designed to provide handicapped/senior accessibility, as discussed in the City's *Accessible Housing Resource Guide*. Any features which are designed to provide handicapped/senior accessibility shall be installed only with the mutual consent of developer and homebuyer.”

Program: Encourage housing for the mentally disabled.

Objective:

20 very low income units

Accomplishment:

- San Ramon Redevelopment Agency – Negotiated with a non-profit group to provide housing for mentally disabled persons, but no agreement was reached.

Program: Adopt a condominium conversion ordinance.

Accomplishment: No action

Program: Develop a program to provide affordable housing for large families.

Objective:

20 moderate income units

Accomplishment:

- Old Mill Village Condominiums – Approval of final modifications to the Development Plan on June 5, 2000. Totals 96 housing units, with 38 3-bedroom townhouse units (1,500 square feet).

Program: Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-public uses.

Accomplishment:

- Draft Emergency and Homeless Shelters and Transitional Housing Ordinance, September 1994 – The purpose of the Emergency and Homeless Shelters and Transitional Housing Ordinance is to provide temporary housing within the City through amendment to the Zoning Ordinance to allow emergency shelters in all Residential and Public/Semi-Public zones, homeless shelters in Rural Residential, Public/Semi-Public, and Industrial zones,

and transitional housing in Rural, Medium and High Density Residential, and Public/Semi-Public zones.

Program: Monitor statistics from police, County agencies or private organizations regarding homeless shelter needs.

Accomplishment: No action

Program: Support and provide funding to organizations which assist the homeless.

Accomplishment:

- Shelter Inc., Concord – From 1992 to 1996, San Ramon made annual donations of \$10,000 per year to Shelter, Inc. for staffing of an on-site housing assistance representative in the San Ramon Community Center several afternoons per week. This on-site representative provided rental assistance, emergency housing vouchers, information and referrals about local shelters, contacts for shared housing (seniors), and dispute resolution.

Program: Work with neighboring jurisdictions in the Tri-Valley area to increase the opportunity to jointly develop affordable housing.

Accomplishment:

- Tri-Valley Affordable Housing Committee (TVAHC) – The TVAHC addresses local housing issues, governmental solutions, funding sources, and housing projects in the Alameda-Contra Costa Tri-Valley area. The TVAHC is composed of representatives from Alameda County, Contra Costa County, Livermore, Pleasanton, Dublin, San Ramon, and Danville. On February 23, 2001, the TVAHC visited seven model affordable housing projects within the region.

11.7 QUANTIFIED OBJECTIVES

The income categories used to define affordable housing in the San Ramon General Plan are based on State Department of Community Development (HCD) definitions, below. According to the January 1998 HCD Annual Report of Income Limits for a family of four, Contra Costa County's area median income was \$63,300. The maximum annual amount that each household can feasibly spend on housing costs is approximately 30 percent.

- **Very Low:** Those households with income up to 50 percent of the County's area median income.
- **Low:** Those households with income between 50 and 80 percent of the County's area median income.
- **Moderate:** Those households with income between 80 and 120 of the County's area median income.
- **Above Moderate:** Those households with income above 120 percent of the County's area median income.

ASSUMPTIONS

The City intends to adopt a Citywide Below Market Rate (BMR) requirement of 25 percent for residential developments of more than 10 units, except for housing in the Rural Residential zone. Affordability levels are:

- 20 percent are Very Low Income
- 30 percent are Low Income
- 50 percent are Moderate Income

Dougherty Valley

Provisions within the Dougherty Valley Affordable Housing Program (March 1994) provide approximately 25 percent affordable housing units, in the following distribution:

- 10 percent are Very Low Income
- 25 percent are Low Income
- 65 percent are Moderate Income

However, this provision does not result in reasonable construction of affordable housing units compared to ABAG's Regional Housing Needs Determination for San Ramon. Dougherty Valley constitutes nearly 60 percent of housing units within the City's UGB in the Housing Element timeframe. However, Dougherty Valley only provides 25 percent of the City's Very Low Income housing units. Policy 11.9-I-14 proposes seeking amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low income housing. As proven by recent projects, the City has been successful in working with Dougherty Valley developers to provide affordable housing opportunities beyond the commitment of the Settlement Agreement. Projects constructed or under construction since 2002 have totaled 1,627 affordable units, inclusive of 399 Very Low Income units, 115 Low Income Units, and 1,113 Moderate Income units.

Second Units

Development of second units within the City's new residential neighborhoods provides additional affordable housing opportunities. This Housing Element assumes construction of second units at a rate of 10 percent beyond the housing built in Single Family-Low and Hillside Residential designations. This 10 percent assumption includes Dougherty Valley housing, per a personal communication with Shappell Industries (Phil Wong, June 2002). All second units are presumed as affordable, in the following distribution:

- 25 percent are Very Low Income
- 25 percent are Low Income
- 50 percent are Moderate Income

QUANTIFIED OBJECTIVES

In the previous sections entitled Development Potential and Opportunity Sites, the City demonstrated its ability to provide adequate sites to facilitate and encourage housing development that meets the City's share of regional housing needs. This section provides a more realistic estimate of the City's production objectives by year 2006 based on realistic pace of development, level of funding resources available, and other resources. Table 11.7-1 shows quantified objectives for housing development during the timeframe mandated by State law for this Housing Element.

Quantified objectives for new construction include 774 housing units in the City's priority sites (Crow Canyon and Alcosta Redevelopment areas), 294 housing units in the Northwest Specific Plan area, 675 housing units of infill and mixed use sites throughout the City, 4,455 housing units in Dougherty Valley, and 217 second units. The City's Neighborhood Preservation Program is anticipated to rehabilitate approximately 50 housing units, while Promontory Point's 36 Low income housing units will be preserved from conversion to market rate.

*San Ramon General Plan 2020
Housing Element – July, 2004*

Table 11.7-1: Quantified Housing Objectives for Housing Element Timeframe (year 2006)

<i>Income Category</i>	<i>New Construction</i>						<i>Rehabilitate</i>	<i>Conserve/ Preserve</i>	<i>Total Housing - 2006</i>	<i>ABAG Housing Need 1999- 2006</i>
	<i>Priority Sites (Crow Canyon & Alcosta)</i>	<i>Northwest Specific Plan</i>	<i>Other Mixed Use/Infill</i>	<i>Dougherty Valley*</i>	<i>Second Units</i>	<i>Built since 19 99</i>				
Very Low	38	14	34	399	54	8			547	599
Low	58	22	50	275	55			36	496	372
Moderate	97	37	84	1,113	108		50		1,489	984
Above Moderate	581	221	494	2,668		1,050			5,014	2,492
San Ramon - 2006	774	294	675	4,455	217	1,058	50	36	7,559	4,447

Note:

** Production in Dougherty Valley since 2002 has exceeded requirements of the Settlement Agreement for Very Low Income units and has met most of the requirement for Moderate Income units.*

Items may not sum to total due to independent rounding.

Source: City of San Ramon, December 2003.

11.8 HOUSING ADMINISTRATION

Schedule B (at the end of the Housing Element) is a detailed schedule of the housing programs proposed in Sections 11.8 – 11.14 below. Schedule B addresses responsible agencies, specific implementing actions, funding sources, quantified objectives, and time frames.

GUIDING POLICIES

- 11.8-G-1 Ensure that the City's housing programs are implemented to meet the needs of all current and future residents.
- 11.8-G-2 Ensure that quality housing is provided for all residents, according to State statutes.

IMPLEMENTING POLICIES

- 11.8-I-1 Utilize development agreements, when appropriate, to encourage a full range of housing types.

Negotiations during development agreements can enable housing design and amenities needed by special needs groups, such as low income families, disabled persons, and single mothers.

- 11.8-I-2 Create a Housing Advisory Committee (HAC) to ensure that housing programs are implemented, and provide staff resources to support the HAC, as needed.

Formation of a new HAC allows greater focus on housing affordability issues, while the Economic Development Advisory Committee (EDAC) concentrates on development and design concepts for the Crow Canyon Redevelopment Area. When the population of San Ramon reaches 50,000, outside funding under the federal CDBG program could help fund a staff housing coordinator position.

The purpose of the HAC is to advise the Redevelopment Agency Board regarding policies that will ensure that housing programs are implemented to create and retain housing in the City of San Ramon that is affordable to low income households. The HAC's charges include:

- Provide advice regarding affordable housing programs, guidelines and policies consistent with the Housing Element.*
- Provide advice regarding opportunities for the development of housing affordable to those households with very low, low and moderate income.*
- Assist staff and RDA Board to promote greater public understanding and acceptance of affordable housing.*
- Provide advice regarding the expenditures of the Redevelopment Agency's tax increment funds that are set aside for affordable housing programs.*
- Make recommendations to the RDA Board and staff regarding affordable housing preferences and program eligibility criteria.*

Provide advocacy for establishing and maintaining a diversity of housing types and opportunities in the City of San Ramon.

- 11.8-I-3 Update the City's Zoning Ordinance in conformance with General Plan land use designations.

A City-initiated Zoning Ordinance Update will ensure that housing opportunities are provided, in addition to streamlining the development review process. Revision of development standards will remove a number of existing constraints to affordable housing development. Expansion of various incentives programs will encourage affordable housing development, energy efficiency, and design for special needs groups.

As part of the City's comprehensive Zoning Ordinance update to implement the San Ramon General Plan, the City will rezone properties for residential uses consistent with the General Plan designations as identified in Table 11-3.3, Housing Opportunity Sites in San Ramon. Zoning Ordinance update is anticipated to complete in FY 2004/05. Specifically, the City will rezone a 15.5-acre portion of Site Y (Faria) to High Density Multi-Family Residential, and the 1.4-acre Site U (Alcosta/Kimball) and the 8.5-acre Site DD (Toyota) to Very High Density Multi-Family Residential.

11.9 AFFORDABLE/WORKFORCE HOUSING

GUIDING POLICY

11.9-G-1 Provide a range of opportunities for affordable housing.

IMPLEMENTING POLICIES

11.9-I-1 Require office development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.

There is a causal connection between office development and the need for additional housing in San Ramon, particularly housing affordable to the local workforce. Preparation of an Office/Housing Linkage Ordinance during the early part of this Housing Element timeframe will ensure development of housing in balance with the needs of new office employees. The City's Planning Services and Economic Development Departments will cooperate to identify fee collection and expenditure procedures within the Ordinance.

11.9-I-2 Require residential developments with more than 10 housing units to provide Below Market Rate (BMR) units through new construction, donation of land, or payment of in-lieu fees. A minimum of 25 percent of all residential developments shall be constructed as BMR units, with guarantees of continued affordability for 50 years.

In all new housing projects greater than 10 units, except those identified as priority affordable housing sites, require construction of 25 percent affordable units. Of this affordable housing stock, at least 20 percent must be Very Low Income, 30 percent Low Income, and no more than 50 percent Moderate Income. Housing developers in Rural Conservation designations are not required to participate in the Inclusionary Housing requirement because the maximum rural housing cluster is 10 housing units.

As part of the Inclusionary Housing requirement, the City will consider allowing a reduced parking requirement of 1.25 spaces per unit for BMR housing units. Housing units affordable to Very Low and Low income families generally require fewer parking spaces per unit due to these families inability to afford multiple family cars. Adding reduced parking standards to the available zoning incentives will help to eliminate constraints to the development of affordable housing in San Ramon. (As of January 2004, the preparation of the Inclusionary Housing provisions is underway.)

11.9-I-3 Establish a specific program for use of housing in-lieu fees – including timelines, milestones, and identification of housing sites – in order to ensure the timely construction of affordable housing units. Include limitations on development use of in-lieu fees to ensure that enough affordable housing is built at locations where it is needed in a timely fashion.

Development of an In-Lieu Fee Program will ensure that affordable housing is constructed within San Ramon, alongside market rate housing. The Inclusionary Housing and In-Lieu Fee requirements will be prepared during the City's comprehensive Zoning Ordinance Update.

- 11.9-I-4 Organize an annual or biannual Affordable Housing Fair to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. Seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray City costs.

An Affordable Housing Fair would provide additional opportunities for cooperation with Tri-Valley Affordable Housing Committee, Bridge Housing Corporation, and other local organizations.

- 11.9-I-5 Allow increases in density bonuses above 25 percent (the minimum required by California law) for development of affordable housing, with commitments for Very Low and Low Income housing exceeding minimum requirements established in the Zoning Ordinance.

Density bonus provisions will be prepared during the City's comprehensive Zoning Ordinance Update. Increases in allowable density may encourage housing developers to provide additional workforce housing in a cost-effective manner. The benefits granted by the density bonus incentives will be published in an informative brochure available to developers, non-profit organizations, and property-owners.

- 11.9-I-6 Continue Zoning Ordinance programs (Section D4-120(D)) offering other incentives to facilitate the provision of affordable housing in San Ramon.

In addition to the State-mandated density bonus for affordable housing, the City currently offers a variety of other incentives in the Zoning Ordinance, including modification to development standards (street width or paving, curbs, and gutters, landscaping, etc.); modification to zoning requirements (lot size, height, setbacks, open space, etc.); waiver of city fee applicable to the affordable units; priority processing; city participation through direct subsidy; etc. These are appropriate incentives to facilitate development of workforce housing, as compared to other California jurisdictions.

Expansion of the Affordable Housing Incentives Program will be conducted during the City's comprehensive Zoning Ordinance Update. To inform local developers, non-profit organizations, and property-owners about available incentives, the Planning Services Department will publish and distribute an informative brochure at the Affordable Housing Fair.

As part of the comprehensive Zoning Update, the City will evaluate, improve, and promote the City's various ordinances that facilitate affordable housing development, including inclusionary housing, affordable housing incentives, and mixed-use development incentives.

- 11.9-I-7 Continue participation with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.

The City's Economic Development Department provides referrals and information to facilitate participation of local residents and workers in homeownership programs.

- 11.9-I-8 Continue development of affordable housing opportunities through the *Low-Moderate Income Housing Fund*, with priority given to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.

Standards and criteria for establishing priorities for public services employees will be developed by the Economic Development Department and City Attorney. Negotiations during development and execution of affordable housing agreements can also ensure that these needs are met.

- 11.9-I-9 Prevent the conversion of affordable housing units to market rate values for a period of 50 years, after initial occupancy.

A 30-year minimum term for conversion of affordable housing units is mandated by State law, and applies to both for-sale and rental units. A 50-year affordability goal is currently used by the Contra Costa County Housing Authority. Conversion restrictions will be incorporated into the City's Inclusionary Housing requirement during the comprehensive Zoning Ordinance Update. The Economic Development Department also pursues negotiations with existing affordable housing projects to prevent conversion of existing units, as well as during affordable housing agreements with proposed housing developers to include conversion restrictions on new housing.

- 11.9-I-10 Work cooperatively with property owners of subsidized apartments to maintain these units for low-income families.

The Economic Development Department will negotiate with existing affordable projects to preserve affordability as long as possible.

- 11.9-I-11 Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.

The Economic Development Department prepares grant applications through the Community Development Block Grant (CDBG), HOME, and State tax credits programs.

- 11.9-I-12 Encourage non-profit housing developers to provide adequate affordable housing to meet State-mandated numbers.

The Economic Development Department publishes Requests for Qualifications (RFQs) for non-profit development of housing opportunity sites. Per Policy 11.9-I-16, San Ramon also encourages affordable housing development by granting priority processing to reduce planning and construction costs.

- 11.9-I-13 Work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.

The Dougherty Valley Affordable Housing Program, adopted by Contra Costa County and the City of San Ramon in 1994, provides for development of 275 Very Low income units, 688 Low income units, and 1,788 Moderate income units at buildout.

- 11.9-I-14 Seek amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low Income housing.

Dougherty Valley provides affordable housing opportunities beyond the Settlement Agreement. The City will continue to offer affordable housing incentives developed through Policy 11.9-I-6 during negotiations with Dougherty Valley developers to expand affordable housing opportunities.

- 11.9-I-15 Require the rolling annexation of Dougherty Valley sites following the completion of rezoning and final subdivision mapping. Annexation - will occur within three to eighteen months of the recordation of final subdivision maps.

Annexation of Dougherty Valley sites is important in ensuring provision of infrastructure and City services. San Ramon should initiate the rolling annexation of sites immediately following recordation of final subdivision maps; coordination with LAFCO and Contra Costa County will be necessary. Annexation will occur consistent with Section 4.2.5 of the Dougherty Valley Settlement Agreement and as summarized on page 11-22 and 11-52 of this Housing Element. Further negotiation with Dougherty Valley developers for affordable housing and/or amenities may be possible at that time.

- 11.9-I-16 Give priority processing to affordable housing projects during Plan Review, to reduce development costs.

Priority affordable housing projects would include only those that meet defined criteria, including income limits for residents and guaranteed time periods for continued affordability. Priority processing guidelines will be incorporated into the City's Inclusionary Housing requirement during the comprehensive Zoning Ordinance Update.

- 11.9-I-17 Pursue various financing strategies for development of affordable housing, including:

- Redevelopment Area tax increment (Low-Moderate Income Housing Fund);
- Land banking;
- Federal/State tax credits;
- Mortgage revenue bonds; and
- Mortgage credit certification.

The Redevelopment Agency plays a major role in defining financing strategies and housing development goals through annual budgeting of tax increment monies, and

preparation of a 5-Year Housing Production Plan. The Economic Development Department prepares grant applications through the Community Development Block Grant (CDBG), HOME, and State tax credits programs.

11.10 HOUSING OPPORTUNITIES

GUIDING POLICY

- 11.10-G-1 Promote a full range of housing types, size, location, and price to permit a choice of housing for a variety of economic levels.

IMPLEMENTING POLICIES

- 11.10-I-1 Develop a program to construct and/or subsidize housing affordable to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.

The Redevelopment Agency's 5-Year Housing Production Plan will enable construction of affordable housing in the Crow Canyon Redevelopment Area. Per Policy 11.9-I-8, standards and criteria for establishing priorities for public services employees will be developed by the Economic Development Department and City Attorney.

- 11.10-I-2 Encourage construction of second dwelling units within single-family residential neighborhoods by expanding second unit size, reducing minimum lot size, and in appropriate cases, allowing for tandem parking.

Reducing minimum lot size to 6,000 square feet is a reasonable way to expand opportunities for construction of second units. Second unit size could range from 640 to 1,000 square feet, up to 30 percent of the main residence. The owner-occupancy, setback, and architectural review requirements will be maintained. Specific second unit construction standards will be integrated into the City's Inclusionary Housing requirement during the comprehensive Zoning Ordinance Update.

The Economic Development Department will develop an Amnesty Program for City Council consideration to support second units. Second units may also be included in development agreement negotiations with residential subdivision developers. Informational brochures about second units will be prepared and distributed at the City's annual Affordable Housing Fair.

- 11.10-I-3 Consider manufactured housing in residential districts where appropriate, provided that it meets the same construction and design standards as conventional, single-family housing and is placed on permanent foundations.

Manufactured housing standards will be included in the City's comprehensive Zoning Ordinance Update.

- 11.10-I-4 Promote a combination of residential, retail, and office uses in areas designated for mixed use.

Intensification of existing commercial centers should include affordable housing opportunities. Mixed-use housing standards will be included in the City's comprehensive

Zoning Ordinance Update, as well as in the Crow Canyon Redevelopment Plan Update. For priority housing sites within the Crow Canyon Redevelopment Area, allow density increases up to 1.2 Floor Area Ratio (FAR) if housing is constructed on-site. Per Policy 11.9-I-2, it can be assumed that 25 percent of all mixed use housing units will be constructed Below Market Rate (BMR), and therefore affordable to lower income households.

- 11.10-I-5 The City will promote mixed-use development by offering a number of incentives, including use of redevelopment housing set-aside funds to support the housing component, non-housing redevelopment funds for the retail/commercial component, priority processing, and consideration for potential parking reductions. Develop and implement a homeownership assistance program, giving priority to public services employees, residents, and employed workers of San Ramon.

The Economic Development Department will develop a City Homeownership Program for adoption in 2003/2004. Per Policy 11.9-I-8, standards and criteria addressing public services employees will be developed by the Economic Development Department and City Attorney.

- 11.10-I-6 Prepare and adopt a Condominium Conversion Ordinance.

The Planning Services Department will include preparation of a Condominium Conversion Ordinance during the comprehensive Zoning Ordinance Update.

- 11.10-I-7 Require diversity in unit-size within multi-family housing projects to ensure that 3- and 4-bedroom units are provided for large families.

Diversity in unit size will ensure that large families, defined as 5 or more persons, on limited incomes find adequate housing. Housing size diversity standards will be included in the City's comprehensive Zoning Ordinance Update.

- 11.10-I-8 Amend the Zoning Ordinance to allow homeless shelters and transitional housing as a conditional use in districts that are zoned for commercial (CO) and industrial (I) uses.

Homeless facilities will be permitted in the industrial (I) and commercial (CO) districts within the City's comprehensive Zoning Ordinance Update. Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.

Ongoing work with the Tri-Valley Affordable Housing Committee – which includes San Ramon, Danville, Pleasanton, and Dublin – includes joint grant applications and cooperative services (e.g. clearinghouse).

11.11 SENIOR HOUSING

GUIDING POLICY

11.11-G-1 Encourage housing for senior citizens and other special needs groups.

IMPLEMENTING POLICIES

11.11-I-1 Consider density bonuses in addition to those required by State law for development of senior housing projects. Give priority to senior housing projects on sites designated in the Land Use Diagram.

Incentives for development of senior housing will be included in the City's comprehensive Zoning Ordinance Update. Prioritization of senior housing projects will ensure that this special needs group is accommodated within San Ramon.

11.11-I-2 Encourage development of individual or group-care housing affordable to the City's senior population through reduced parking requirements and other incentives. Actively support tax break and deferment legislation for qualifying elders.

Incentives for development of senior housing will be included in the City's comprehensive Zoning Ordinance Update. The Economic Development Department will continue participation in legislative advocacy.

11.12 NEIGHBORHOOD PRESERVATION

GUIDING POLICY

- 11.12-G-1 Maintain the high quality of housing in San Ramon, and ensure that the current character of neighborhoods does not deteriorate.

IMPLEMENTING POLICIES

- 11.12-I-1 Expand City efforts to facilitate rehabilitation of the existing housing stock through creation of an award/recognition program.

San Ramon's existing housing stock is a valuable resource for moderately affordable housing, and efforts to maintain and enhance it should be recognized. A Rehabilitation Award program may encourage property owners to reinvest in aging residential neighborhoods.

- 11.12-I-2 Explore and promote funding programs, including provision of low-interest loans for Low and Very Low income households, for residential rehabilitation throughout the City.

- 11.12-I-3 The City conducted a windshield survey of housing conditions in the City and determined that a City-funded program is not warranted. However, the City will continue to promote the Countywide rehabilitation programs funded with CDBG and HOME funds to eligible households. Ensure that the design, scale, and buffering of housing (especially multi-family) retains the character of the surrounding neighborhood.

Design standards included in the Zoning Ordinance Update will ensure that new development is compatible with existing neighborhoods.

- 11.12-I-4 Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Periodically review current ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.

Design standards included in the Zoning Ordinance Update will ensure that new development is constructed using safe, high-quality materials and design. Code enforcement will ensure that all housing units are in conformance with the City's Building Code.

- 11.12-I-5 Disperse below-market housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.

Dispersal requirements will be included in the City's comprehensive Zoning Ordinance Update. Negotiations during affordable housing agreements may also ensure integration of low income housing.

11.13 EQUAL HOUSING

GUIDING POLICY

11.13-G-1 Promote equal housing opportunities in the City, as mandated by State and federal law.

IMPLEMENTING POLICIES

11.13-I-1 Cooperate with and support efforts of organizations dedicated to eliminating discrimination in housing.

The Economic Development Department will research and analyze contracting with a local housing discrimination organization in order to provide counseling and mediation services for residents.

11.13-I-2 Encourage developers to provide amenities for a diversity of families, including single heads of households, the disabled, senior citizens, and extended families.

Provisions for special needs groups will be prepared during the comprehensive Zoning Ordinance Update. Per Policy 11.10-I-7, housing size diversity standards will be developed. Per Policy 11.10-I-8 homeless facilities will be permitted in the industrial and Commercial (CO) districts. Per Policies 11.11-I-1 and 11.11-I-2, incentives will be granted for development of senior housing projects.

11.13-I-3 Support and provide funding to organizations that assist the homeless.

San Ramon participates in the Contra Costa County Urban County Program, which provides county-wide Community Development Block Grant (CDBG) monies for development of homeless facilities.

11.13-I-4 Establish standards to ensure that housing in San Ramon can be designed for, or with supportive services for, those with special needs.

Provisions for special needs groups will be prepared during the comprehensive Zoning Ordinance Update. The Building and Safety Department will also update the City's Building Code to address special needs in 2004/05.

11.14 ENERGY CONSERVATION

GUIDING POLICY

- 11.14-G-1 Promote energy conserving practices in the construction, renovation, and maintenance of San Ramon's housing units.

IMPLEMENTING POLICIES

- 11.14-I-1 Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.

Energy efficiency incentives will be included in the City's comprehensive Zoning Ordinance Update. However, compatibility with adjacent buildings and the character of surrounding residential neighborhoods will still be required.

- 11.14-I-2 Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.

The Economic Development Department will prepare Green Building policies and standards for San Ramon. The Building and Safety Department will also update the City's Building Code to address residential energy conservation in 2004/05.

- 11.14-I-3 Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.

Energy efficiency incentives will be included in the City's comprehensive Zoning Ordinance Update.

- 11.14-I-4 Disseminate information and support efforts by public utilities to encourage home conservation practices.

Informational brochures about energy conservation will be prepared and distributed at the City's annual Affordable Housing Fair.

12 Housing Schedules

Schedule A: Summary Review of 1990 Housing Element Policies

Schedule B: San Ramon General Plan 2020 Housing Element Policies

Schedule A: Summary Review of 1990 Housing Element Policies

<i>1990 Housing Element Guiding Policies</i>	<i>1990 Housing Element Implementing Policies</i>	<i>Responsible Agency</i>	<i>Quantified Objective</i>	<i>Actions Needed</i>	<i>Time Frame</i>	<i>Status of 1990 Implementing Policies</i>
Implementation						
A. Ensure implementation of the 1990 Housing Program.	B. Establish a Housing Advisory Committee to assist City staff in the development of housing programs that respond to identified housing needs in San Ramon.	<ul style="list-style-type: none"> Housing Commission 	N/A	Develop structure, membership, format and objectives of committee; advertise for and select members; approval of Housing Commission	1991	Housing Advisory Committee established in December 1991
	C. Consider affordable housing in every proposed residential development, and for every non-residential proposal, consider a mix of uses that includes housing.	<ul style="list-style-type: none"> Planning Services Division Redevelopment Services Division Planning Commission 	N/A	City staff will inform developers of San Ramon's objectives for affordable housing and will discuss the possibility of including housing for all income levels	1992 and ongoing	Pre-application meetings
Affordable Housing						
A. Allow construction of small-lot, single-family units and single-family attached units in order to decrease per unit land costs and provide lower cost single-family units.	E. Amend the Zoning Ordinance to allow increases in density bonuses above 25%, the minimum density bonus required by California law.	<ul style="list-style-type: none"> Housing Advisory Committee Planning Commission Housing Commission City Council 	518 dwelling units, of which 104 are lower income	Housing Advisory Committee to develop new ordinance; review and approval by Planning Commission, Housing Commission, and City Council; amend Zoning Code	1992	Greystone Ranch Affordable Housing Agreement (Resolution No. 96-2) – 23 BMR units

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B. Participate in programs assisting production of affordable units in order to provide housing for low- and moderate-income households.	F. Participate with Contra Costa County in offering programs to San Ramon residents that assist households in the purchase of their first home.	<ul style="list-style-type: none"> • Planning Services Division • City Council 	One purchasing household per year (5 units)	Execute cooperative agreements with Contra Costa County, as funding is made available	1991 and ongoing	Community Assisted Shared Appreciation Program (CASA); Community Development Block Grant – Villa San Ramon
C. Ensure that units produced for low- and moderate-income households are made available to those households and maintained as affordable units.	G. Establish a Housing Trust Fund to assist in the development of affordable housing.	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission • City Council 	186 lower income units	Housing Advisory Committee to research and analyze pertinent State laws, market trends, and revenue projections; target housing program uses; specify trust fund administration; review and approval by Housing Commission and City Council	1993	Redevelopment Agency established a <i>Low-Moderate Income Housing Fund</i> - \$4.7 million in revenues generated since 1993
D. Provide incentives for development of senior housing, and housing for the developmentally, mentally and physically disabled, at sites where proximity to services and other features make it desirable.	H. Develop a program that requires non-residential development to contribute housing impact fees and/or construct housing to offset housing needed for those who work in San Ramon.	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission • City Council 	N/A	Housing Advisory Committee to research and analyze pertinent State laws and programs enacted by other jurisdictions, formulate and recommend a housing linkage fee policy; review and approval by Housing Commission and City Council	1993	Chevron Park Development Agreement – Future Housing Fee
	I. Prohibit the conversion of affordable housing units to market rate values for a period of 30 years, after initial occupancy.	<ul style="list-style-type: none"> • Planning Services Division • Housing Commission • City Council 	N/A	Implement and enforce requirements of existing policies relating to density bonuses and senior housing; incorporate similar requirements in new regulations affecting the provision of affordable housing; approval of the Planning Commission and City Council	1991 and ongoing	No action

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	J. Develop a program to ensure that occupants of non-market-rate units meet specified income requirements.	<ul style="list-style-type: none"> Housing Advisory Committee Housing Commission 	N/A	Housing Advisory Committee to research and develop program; approval by Housing Commission.	1992 and ongoing	State Department of Housing & Community Development (HCD) definitions of income categories
	K. Work with the property owner of Cedar Pointe Apartments to maintain the existing subsidized units for low-income families.	<ul style="list-style-type: none"> Planning Services Division Redevelopment Agency 	N/A	Maintain contact with Lincoln Properties and work with the owner to discourage conversion of the subsidized units.	1996 and ongoing	No action
	L. Grant density bonuses in addition to those required by State law for senior housing projects having desired characteristics as defined in existing City policy.	<ul style="list-style-type: none"> Planning Services Division Planning Commission 	200 Senior Units, of which 35 are lower income.	Implement senior housing overlay district during review of relevant development applications; approval by the Planning Commission.	1991 and ongoing	Affordable Housing Density Bonus Ordinance, Ordinance No. 248
	M. Develop a program that provides a certain percentage of low- and moderate- income housing in residential developments throughout the City.	<ul style="list-style-type: none"> Housing Advisory Committee Housing Commission City Council 	781 dwelling units, of which 199 are lower income.	Housing Advisory Committee to research and develop inclusionary zoning policies; amend the Zoning Code; approval by the Housing Commission and City Council.	1992	Minimum 15% affordable housing obligation in Crow Canyon RDA – Bollinger Crest, Cambrio Townhomes, Deerwood Highlands/Park Place Apartments, Old Mill Village Condominiums
	N. Require an “in-lieu” fee from developers of market-rate housing for affordable units.	<ul style="list-style-type: none"> Housing Advisory Committee Housing Commission City Council 	N/A	Develop inclusionary zoning policies; amend the Zoning Code; approval by Housing Commission and City Council.	1992 and ongoing	No action
	O. Utilize development agreements when appropriate to	<ul style="list-style-type: none"> Housing Advisory Committee 	N/A	Revise development agreement policies; approval by the Housing Commission and City Council.	1993 and ongoing	Staff negotiation in Development Agreements

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	encourage a full range of housing types.	<ul style="list-style-type: none"> • Housing Commission • City Council 				
	P. Evaluate and apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission 	N/A	Determine housing project needs; research federal and State funding programs, and private financing mechanisms; apply for and pursue appropriate housing funds when they become available.	1991 and ongoing	Community Development Block Grant – Villa San Ramon
	Q. Invite non-profit housing developers to work with the City in promoting and encouraging affordable housing in San Ramon.	<ul style="list-style-type: none"> • Planning Services Division • Housing Advisory Committee 	N/A	Solicit input from local non-profit developers during new policy formulation; recommend, when appropriate, that for-profit developers work with the non-profits.	1991 and ongoing	Community Assisted Shared Appreciation Program (CASA); Tri-Valley Affordable Housing Committee,
Housing Opportunity						
A. Increase availability of sites for residential development in response to demand resulting from employment growth	G. Encourage a mix of land uses and residential densities outside the Crow Canyon subarea	<ul style="list-style-type: none"> • Planning Services Division • Planning Commission • City Council 	9,000 dwelling units, of which 1,350 are lower income and 900 are moderate income units	Incorporate affordable housing policies in the Dougherty Valley Specific Plan; approval and adoption by Planning Commission and City Council	1992	Dougherty Valley Affordable Housing Program – 275 Very Low, 688 Low, and 1,788 Moderate Income housing units
B. Plan for provision of urban infrastructure and necessary services prior to approving development in the Westside and Dougherty Valley, consistent with the City's Growth Management Element.	H. Review the General Plan and Zoning Ordinance to rezone land designated for office uses to allow residential development	<ul style="list-style-type: none"> • Planning Services Division • Planning Commission • City Council 	226 dwelling units, of which 45 are lower income	Planning staff to recommend rezoning of certain parcels; approval and adoption by Planning Commission and City Council.	1992	Zoning amendments – Park Place Apartments, Deerwood Highlands, Cambrio Townhomes
C. Allow a variety of	I. Prepare and adopt the	<ul style="list-style-type: none"> • Planning Services 	N/A	Planning Commission and City	Specific	Dougherty Valley

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housing types to be built on residential sites to increase choice for San Ramon households.	Dougherty Valley Specific Plan in 1992, and begin the process for annexation into the City, subject to a City-approved Plan	Division <ul style="list-style-type: none"> • Planning Commission • City Council • Contra Costa LAFCo 		Council approval of Specific Plan; application to Contra Costa LAFCo into Sphere and City Limits	Plan approval in 1992; Development begins in 1994-95	Specific Plan, November 1996; Dougherty Valley Settlement Agreement, May 1994
D. Ensure that new residential development is compatible with surrounding neighborhoods.	J. Amend the Zoning Ordinance to encourage additional housing for senior citizens, and in particular, the development of residential care and skilled nursing facilities for seniors.	<ul style="list-style-type: none"> • Housing Advisory Committee • Planning Commission • Housing Commission 	110 congregate care units, of which 15 low income and 95 moderate income seniors	Housing Advisory Committee to develop zoning ordinance encouraging residential care and skilled nursing facilities for seniors; approval of Planning Commission and Housing Commission	1994 and ongoing	Senior Housing Overlay District (D3-400); Ordinance No. 256
E. Supports efforts to provide temporary shelter for homeless persons.	K. Develop a public relations program to publicize the existence of the City's second unit of ordinance	<ul style="list-style-type: none"> • Planning Services Division • Housing Advisory Committee 	One moderate income unit per year (5 units)	Staff to create brochure and Housing Advisory Committee to review; circulate for city-wide distribution; publish promotional articles in the City's newsletter	1992 and ongoing	"Building Second Units in San Ramon," March 1993; Thomas Ranch Subdivision – 20 second units
F. Support regional efforts to expand opportunities for neighboring communities to share their resources in the development of affordable housing.	L. Allow for manufactured housing in residential districts provided that it meets the same standards as conventional housing and is placed on permanent foundations.	<ul style="list-style-type: none"> • Planning Services Division 	N/A	N/A	1991 and ongoing	San Ramon Zoning Ordinance, Residential Use Classifications (D1-404)
	M. Permit a residential mix with job-producing land uses, as long as there is neighborhood compatibility and no	<ul style="list-style-type: none"> • Housing Advisory Committee • Planning Commission • Housing Commission 	618 dwelling units, of which 178 are lower income	Housing Advisory Committee to research and develop a mixed use policy; approval of Planning Commission and Housing Commission	1992	Country Faire Planned Development; Home Depot Planned Development

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	environmental constraints					
	N. Investigate concepts and funding sources for a homeownership assistance program	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission • City Council 	N/A	Housing Advisory Committee to research and develop a homebuyer assistance program; review and approval by Housing Commission	1992 and ongoing	Community Assisted Shared Appreciation Program (CASA)
	O. Study ways to encourage the development of housing accessible to disabled persons.	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission 	N/A	Housing Advisory Committee to develop recommendations for handicapped facilities in ownership housing; review and approval by Housing Commission	1994 and ongoing	Standard condition of approval for residential subdivision re: handicapped and senior accessibility
	P. Encourage housing for the mentally disabled	<ul style="list-style-type: none"> • Planning Services Division • Housing Advisory Committee • Planning Commission • Redevelopment Agency • Housing Commission 	20 very low income units	Designation of potential sites by Planning staff; review by Housing Advisory Committee; approval of Redevelopment Agency/Housing Commission; review and approval of proposed development by Housing Advisory Committee, Planning Commission and Redevelopment Agency/Housing Commission	1991 and ongoing	No action
	Q. Adopt a condominium conversion ordinance	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission 	N/A	Housing Advisory Committee to develop condominium conversion ordinance; review and approval by Housing Commission	1994	No action
	R. Develop a program to provide affordable housing for large families	<ul style="list-style-type: none"> • Housing Advisory Committee • Housing Commission 	20 moderate income units	Housing Advisory Committee to develop multi-family unit program for large families; review and approval by Housing Commission	1994	Old Mill Village Condominiums – 38 3-bedroom units
	S. Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for industrial and public/semi-	<ul style="list-style-type: none"> • Housing Advisory Committee • Planning Commission • Housing Commission 	N/A	Housing Advisory Committee to draft new policies that will amend the Zoning Ordinance; review and approval by Planning Commission and Housing Commission	1992 and ongoing	Draft Emergency Shelters and Transitional Housing Ordinance, September 1994

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	public uses.					
	T. Monitor statistics from police, County agencies or private organizations regarding homeless shelter needs	<ul style="list-style-type: none"> • Planning Services Division • Shelter, Inc. • Housing Advisory Committee • Housing Commission 	N/A	Planning staff, in cooperation with Shelter, Inc., to develop survey; Housing Advisory Committee to review and make recommendations on the survey to the Housing Commission; distribute to all relevant agencies on an annual basis; Shelter, Inc to assist staff in analyzing results	1992 and ongoing	No action
	U. Support and provide funding to organizations which assist the homeless	<ul style="list-style-type: none"> • City Council 	N/A	Donations to be made on an “as-requested” basis	1991 and ongoing	Shelter, Inc – annual donations 1992-1996
	V. Work with neighboring jurisdictions in the Tri-Valley area to increase the opportunity to jointly develop affordable housing.	<ul style="list-style-type: none"> • Planning Services Division • City Council 	N/A	City representatives to attend monthly meetings and participate in Tri-Valley Affordable Housing Committee activities	1992 and ongoing	Tri-Valley Affordable Housing Committee

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<i>Housing Element Implementing Policies</i>		<i>Responsible Agencies & Implementing Actions</i>	<i>Potential Funding Sources</i>	<i>Quantified Objective¹</i>	<i>Time Frame</i>
11.8-I-1	Utilize development agreements, when appropriate, to encourage a full range of housing types.	<ul style="list-style-type: none"> Planning Services Department / Economic Development Department / Redevelopment Agency: Negotiations during Development Agreements. 	<ul style="list-style-type: none"> General Fund RDA Set Aside 	N/A	Ongoing
11.8-I-2	Create a Housing Advisory Committee (HAC) to ensure that housing programs are implemented, and provide staff resources to support the HAC, as needed.	<ul style="list-style-type: none"> Planning Services Department / Economic Development Department / Redevelopment Agency: Prepare HAC roles and member list City Council: Approve HAC roles and member list 	<ul style="list-style-type: none"> General Fund LMIHF 	N/A	FY02/03
11.8-I-3	Rezone properties for residential uses consistent with the General Plan designations as identified in Table 11-3.3, Housing Opportunity Sites in San Ramon. Specifically, rezone a 15.5-acre portion of Site Y (Faria) to High Density Multi-Family Residential, and the 1.4-acre Site U (Alcosta/Kimball) and the 8.5-acre Site DD (Toyota) to Very High Density Multi-Family Residential.	<ul style="list-style-type: none"> Planning Services Department: Prepare a Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05
11.9-I-1	Require office development to contribute to the supply of workforce housing through new construction, partnerships with non-profit affordable housing providers, or payment of linkage fees.	<ul style="list-style-type: none"> Planning Services Department / Economic Development Department: Prepare a Office/Housing Linkage Ordinance City Council / Planning Commission: Ordinance approval Housing Advisory Committee: Advise Ordinance development 	<ul style="list-style-type: none"> General Fund LMIHF 	60 housing units	Ordinance FY05/06, Construction ongoing
11.9-I-2	Require residential developments with more than 10 housing units to provide Below Market Rate (BMR) units through new construction, donation of land, or payment of in-lieu fees. A minimum of 25 percent of all residential developments shall be constructed as BMR units, with guarantees of continued affordability for 50 years.	<ul style="list-style-type: none"> Planning Services Department: Prepare an Inclusionary Housing Ordinance during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	1,830 housing units	Ordinance FY04/05, Construction ongoing

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11.9-I-3 Establish a specific program for use of housing in-lieu fees—including timelines, milestones, and identification of housing sites—in order to ensure the timely construction of affordable housing units. Include limitations on development use of in-lieu fees to ensure that enough affordable housing is built at locations where it is needed in a timely fashion.	<ul style="list-style-type: none"> • Economic Development Department: Develop an In-Lieu Housing Program • City Council / Planning Commission: Program approval • Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> • General Fund • LMIHF 	100 housing units	Ordinance FY04/05, Construction ongoing
11.9-I-4 Organize an annual or biannual Affordable Housing Fair to educate residents, developers, non-profit organizations, and decision-makers about affordable housing sites and resources available in the region. Seek grants and partnerships with housing providers, civic organizations, and neighboring cities to defray City costs.	<ul style="list-style-type: none"> • Economic Development Department: Organize Affordable Housing Fair • Housing Advisory Committee: Advise Fair programming 	<ul style="list-style-type: none"> • General Fund 	N/A	First Fair occurred in September 2003, coordinate with the Tri-Valley Affordable Housing Committee to provide affordable housing fair annually in the region
11.9-I-5 Allow increases in density bonuses above 25 percent (the minimum required by California law) for development of affordable housing, with commitments for Very Low and Low Income housing exceeding minimum requirements established in the Zoning Ordinance.	<ul style="list-style-type: none"> • Planning Services Department: Prepare Density Bonus Provisions during the Zoning Ordinance Update; Publish an informative brochure about density bonus provisions • City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> • General Fund 	50 housing units	Ordinance FY04/05

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11.9-I-6	Continue the City program of offering other incentives to facilitate the provision of affordable housing in San Ramon.	<ul style="list-style-type: none"> Planning Services Department: Prepare an Affordable Housing Incentives Program during the Zoning Ordinance Update; Public an informative brochure about affordable housing incentives City Council / Planning Commission: Ordinance approval Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> General Fund LMIHF 	N/A	Ordinance FY04/05
11.9-I-7	Continue participation with Contra Costa County and non-profit organizations to offer first-time homeownership programs to current and prospective San Ramon residents and workers.	<ul style="list-style-type: none"> Economic Development Department: Provide Homeownership Program referrals and information; Coordinate with County and non-profit organizations Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> RDA Set Aside LMIHF CDBG HOME Bonds 	N/A	Ongoing
11.9-I-8	Continue development of affordable housing opportunities through the <i>Low-Moderate Income Housing Fund</i> , with priority given to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.	<ul style="list-style-type: none"> Economic Development Department / City Attorney: Prioritization standards for public service employees Redevelopment Agency: Negotiations during Affordable Housing Agreements Housing Advisory Committee: Advise standard development 	<ul style="list-style-type: none"> RDA Set Aside LMIHF 	60 housing units	Ongoing
11.9-I-9	Prevent the conversion of affordable housing units to market rate values for a period of 50 years, after initial occupancy.	<ul style="list-style-type: none"> Planning Services Department: Include Conversion Restrictions in Inclusionary Housing Ordinance during the Zoning Ordinance Update Economic Development Department:: Negotiations with existing affordable projects; Negotiations during Affordable Housing Agreements for new projects City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> RDA Set Aside LMIHF CDBG HOME 	36 housing units	OrdinanceFY 04/05, Promontory Point FY04/05, Ongoing

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Schedule B: San Ramon General Plan 2020 Housing Element Policies

<i>Housing Element Implementing Policies</i>	<i>Responsible Agencies & Implementing Actions</i>	<i>Potential Funding Sources</i>	<i>Quantified Objective¹</i>	<i>Time Frame</i>
11.9-I-10 Work cooperatively with property owners of subsidized apartments to maintain these units for low-income families.	<ul style="list-style-type: none"> Economic Development Department: Negotiations with existing affordable projects Housing Advisory Committee: Advise subsidy negotiations 	<ul style="list-style-type: none"> RDA Set Aside LMIHF CDBG HOME 	36 housing units	Promontory Point FY04/05
11.9-I-11 Apply for available State and federal funds, and encourage the use of private financing mechanisms, to assist in the production of affordable housing.	<ul style="list-style-type: none"> Economic Development Department:: Prepare grant applications Housing Advisory Committee: Advise grant programming and priorities 	<ul style="list-style-type: none"> CDBG HOME Tax Credits Bonds 	400 housing units	Ongoing
11.9-I-12 Encourage non-profit housing developers to provide adequate affordable housing to meet State-mandated numbers.	<ul style="list-style-type: none"> Economic Development Department:: Publish RFQs for development of opportunity sites; Inform housing developers at Affordable Housing Fair Housing Advisory Committee: Advise preparation of RFQs for opportunity sites 	<ul style="list-style-type: none"> CDBG HOME Tax Credits Bonds 	60 housing units	Ongoing
11.9-I-13 Work with Contra Costa County to ensure that affordable housing is included in all Dougherty Valley Development Plans, in all lands within the Sphere of Influence/Planning Area.	<ul style="list-style-type: none"> Planning Services Department: Monitor the Dougherty Valley Affordable Housing Agreement City Council / Planning Commission: Annexation and development approvals 	<ul style="list-style-type: none"> General Fund 	1,160 housing units	Ongoing
11.9-I-14 Seek amendments to the Dougherty Valley Affordable Housing Program to provide additional incentives for construction of Very Low Income housing.	<ul style="list-style-type: none"> Planning Services Department: Continue to offer incentives to expand affordable housing opportunities City Council / Planning Commission: Amendment approval 	<ul style="list-style-type: none"> CDBG HOME 	N/A	Ongoing
11.9-I-15 Require the ongoing annexation of Dougherty Valley sites following the completion of rezoning and final subdivision mapping. Annexation may occur within 3- 18 months of the recordation of a final subdivision map.	<ul style="list-style-type: none"> Planning Services Department: Initiate Dougherty Valley annexations upon recordation of final subdivision maps City Council / Planning Commission: Annexation approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ongoing

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11.9-I-16	Give priority processing to affordable housing projects during Plan Review, to reduce development costs.	<ul style="list-style-type: none"> Planning Services Department: Include priority processing in the Inclusionary Housing Ordinance during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	1,830 housing units	Ordinance FY04/05, Ongoing
11.9-I-17	Pursue various financing strategies for development of affordable housing, including: <ul style="list-style-type: none"> Redevelopment Area tax increment (<i>Low-Moderate Income Housing Fund</i>); Land banking; Federal/State tax credits; Mortgage revenue bonds; and Mortgage credit certification. 	<ul style="list-style-type: none"> Economic Development Department: Prepare grant applications Redevelopment Agency: Assign tax increment monies in annual budget and 5-Year Housing Production Plan Housing Advisory Committee: Advise grant programming and priorities City Council / Planning Commission: Authorize annual budgets 	<ul style="list-style-type: none"> General Fund RDA Set Aside Tax Credits Bonds 	200 housing units	Ongoing
11.10-I-1	Develop a program to construct and/or subsidize housing affordable to public services employees, including (but not limited to) police, fire, teachers, hospital workers, and maintenance staff.	<ul style="list-style-type: none"> Economic Development Department: Develop a City Homeownership Program Redevelopment Agency: Implement 5-Year Housing Production Plan; Negotiations during Affordable Housing Agreements City Council / Planning Commission: Program approval Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> General Fund RDA Set Aside LMIHF HOME CDBG MCC 	30 housing units	Program FY03/04, Construction Ongoing

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11.10-I-2	Encourage construction of second dwelling units within single-family residential neighborhoods by expanding second unit size, reducing minimum lot size, and in appropriate cases, allowing for tandem parking.	<ul style="list-style-type: none"> Planning Services Department: Include second unit standards during the Zoning Ordinance Update; Publish an informative brochure about second units Economic Development Department: Develop an Amnesty Program to support second units, Negotiations during Affordable Housing Agreements City Council / Planning Commission: Ordinance approval Housing Advisory Committee: Advise Standard development 	<ul style="list-style-type: none"> General Fund RDA Set Aside 	220 housing units	Ordinance FY04/05, Amnesty Program FY04/05, Construction Ongoing
11.10-I-3	Consider manufactured housing in residential districts where appropriate, provided that it meets the same construction and design standards as conventional, single-family housing and is placed on permanent foundations.	<ul style="list-style-type: none"> Planning Services Department: Include manufactured housing standards during the Zoning Ordinance Update Redevelopment Agency: Include manufactured housing in the Redevelopment Plan Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	10 housing units	Ordinance FY04/05
11.10-I-4	Promote a combination of residential, retail, and office uses in areas designated for mixed use.	<ul style="list-style-type: none"> Planning Services Department: Include mixed use standards during the Zoning Ordinance Update Redevelopment Agency: Include mixed use designation in the Redevelopment Plan Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> RDA Set Aside LMIHF HOME CDBG 	1,450 housing units	Ordinance FY04/05, Construction Ongoing
11.10-I-5	Develop and implement a homeownership assistance program, giving priority to public services employees, residents, and employed workers of San Ramon.	<ul style="list-style-type: none"> Economic Development Department: Develop a City Homeownership Program Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> RDA Set Aside LMIHF CDBG HOME MCC 	30 housing units	Program FY03/04

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11.10-I-6	Prepare and adopt a Condominium Conversion Ordinance.	<ul style="list-style-type: none"> Planning Services Department: Prepare a Condominium Conversion Ordinance during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05
11.10-I-7	Require diversity in unit-size within multi-family housing projects to ensure that 3- and 4-bedroom units are provided for large families.	<ul style="list-style-type: none"> Planning Services Department: Include housing size diversity standards during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05, Ongoing
11.10-I-8	Amend the Zoning Ordinance to allow emergency shelters and transitional housing as a conditional use in districts that are zoned for commercial and industrial uses.	<ul style="list-style-type: none"> Planning Services Department: Include homeless facility standards during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund CDBG 	N/A	Ordinance FY04/05
11.10-I-9	Work with neighboring jurisdictions in the Tri-Valley area to develop affordable housing.	<ul style="list-style-type: none"> Economic Development Department: Develop joint grant applications and cooperative services with the Tri-Valley Affordable Housing Committee Housing Advisory Committee: Advise grant programming and priorities 	<ul style="list-style-type: none"> RDA Set Aside LMIHF HOME CDBG 	N/A	Ongoing
11.11-I-1	Consider density bonuses in addition to those required by State law for development of senior housing projects. Give priority to senior housing projects on sites designated in the Land Use Diagram.	<ul style="list-style-type: none"> Planning Services Department: Include density bonus provisions during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund CDBG 	30 housing units	Ordinance FY04/05, Ongoing
11.11-I-2	Encourage development of individual or group-care housing affordable to the City's senior population through reduced parking requirements and other incentives. Actively support tax break and deferment legislation for qualifying elders.	<ul style="list-style-type: none"> Economic Development Department: Participate in legislative advocacy Planning Services Department: Include senior housing incentives during the Zoning Ordinance Update. City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund RDA Set Aside HOME CDBG Bonds 	30 housing units	Ordinance FY04/05, Ongoing

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11.12-I-1	Expand City efforts to facilitate rehabilitation of the existing housing stock through creation of an award/recognition program.	<ul style="list-style-type: none"> • Economic Development Department: Develop a Rehabilitation Award Program • City Council / Planning Commission: Program approval • Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> • General Fund • LMIHF 	10 housing units	Program FY04/05, Ongoing
11.12-I-2	Create funding programs, including provision of low-interest loans for low and very-low income households, for residential rehabilitation throughout the City.	<ul style="list-style-type: none"> • Redevelopment Agency: Promote Countywide Rehabilitation Loan Program funded through CDBG and HOME funds • City Council / Planning Commission: Program approval • Housing Advisory Committee: Advise Program development 	<ul style="list-style-type: none"> • General Fund • LMIHF • CDBG • HOME 	10 housing units	Ongoing promotion
11.12-I-3	Ensure that the design, scale, and buffering of housing (especially multi-family) retains the character of the surrounding neighborhood.	<ul style="list-style-type: none"> • Planning Services Department: Include design standards during the Zoning Ordinance Update • City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> • General Fund 	N/A	Ordinance FY04/05
11.12-I-4	Enforce City ordinances that maintain the appearance and safety, and prevent deterioration, of residential neighborhoods. Periodically review current ordinances to ensure that they are adequate to maintain the quality and safety of local neighborhoods.	<ul style="list-style-type: none"> • Planning Services Department: Include design standards during the Zoning Ordinance Update • Building and Safety Department: Revise the Building Code to address safety; Conduct Code enforcement • City Council / Planning Commission: Ordinance/Code approval 	<ul style="list-style-type: none"> • General fund 	N/A	Ordinance FY04/05, Enforcement Ongoing
11.12-I-5	Disperse below-market housing throughout residential neighborhoods, and ensure that affordable units are essentially indistinguishable from surrounding market-rate units.	<ul style="list-style-type: none"> • Economic Development Department : Negotiations during Affordable Housing Agreements • Planning Services Department: Include dispersal standards during the Zoning Ordinance Update • City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> • General Fund 	N/A	Ordinance FY04/05, Ongoing

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11.13-I-1	Cooperate with and support efforts of organizations dedicated to eliminating discrimination in housing.	<ul style="list-style-type: none"> Economic Development Department: Participate in cooperative services with the Tri-Valley Affordable Housing Committee; Consider out-sourcing an organization for counseling and mediation services Housing Advisory Committee: Advise selection of out-sourced organization 	<ul style="list-style-type: none"> General Fund RDA Set Aside 	N/A	Ongoing
11.13-I-2	Encourage developers to provide amenities for a diversity of families, including single heads of households, the disabled, senior citizens, and extended families.	<ul style="list-style-type: none"> Planning Services Department: Include special needs group standards during the Zoning Ordinance Update; Publish an informative brochure about special needs groups City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund RDA Set Aside CDBG HOME Tax Credits Bonds 	N/A	Ordinance FY04/05, Ongoing
11.13-I-3	Support and provide funding to organizations that assist the homeless.	<ul style="list-style-type: none"> Economic Development Department: Participate in the Contra Costa County Urban County Program, which provides CDBG monies for homeless facilities City Council / Planning Commission: Program approval 	<ul style="list-style-type: none"> LMIHF HOME CDBG 	N/A	Ongoing
11.13-I-4	Establish standards to ensure that housing in San Ramon can be designed for, or with supportive services for, those with special needs.	<ul style="list-style-type: none"> Planning Services Department: Include special needs group standards during the Zoning Ordinance Update Building and Safety Department: Revise the Building Code to address special needs groups City Council / Planning Commission: Ordinance /Code approval Housing Advisory Committee: Advise standard development 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05, Code FY04/05, Ongoing
11.14-I-1	Allow minor variations in building setbacks and/or solar orientation during Plan Review to increase energy efficiency of new housing units.	<ul style="list-style-type: none"> Planning Services Department: Include energy efficiency incentives during the Zoning Ordinance Update City Council / Planning Commission: Ordinance approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05, Ongoing

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11.14-I-2	Enforce the State's energy conservation standards for new residential construction and renovations to existing structures.	<ul style="list-style-type: none"> Economic Development Department: Prepare Green Building policies and standards Building and Safety Department: Revise the Building Code to address energy efficiency; Conduct Code enforcement City Council / Planning Commission: Ordinance/Code approval 	<ul style="list-style-type: none"> General Fund 	N/A	Standards FY04/05, Code FY04/05, Enforcement Ongoing
11.14-I-3	Encourage innovative designs to maximize passive energy efficiencies, while retaining compatibility with surrounding neighborhoods.	<ul style="list-style-type: none"> Planning Services Department: Include energy efficiency incentives during the Zoning Ordinance Update Building and Safety Department: Revise the Building Code to address energy efficiency City Council / Planning Commission: Ordinance/Code approval 	<ul style="list-style-type: none"> General Fund 	N/A	Ordinance FY04/05, Ongoing
11.14-I-4	Disseminate information and support efforts by public utilities to encourage home conservation practices	<ul style="list-style-type: none"> Economic Development Department:: Provide information at the Affordable Housing Fair Housing Advisory Committee: Advise Fair programming 	<ul style="list-style-type: none"> General Fund 	N/A	Ongoing

¹ Note: Housing programs are intended to work cooperatively with other programs to achieve quantified objectives. Therefore, total quantified objectives listed above exceed those stated in Table 11.7-1.

Source: City of San Ramon Planning Services Department.